23 Buckingham Gate

London, SW1E 6LB

mellersh & harding
a Rapleys business



TO LET

1,884 SQ FT
(175.03 SQ M)

£47.50 PER SQ FT

Last remaining office floor

- Air conditioned
- 5 mins from St James's Park and Victoria Stations
- Passenger Lift
- Centrally located
- Security controlled reception
- Private WC's
- Shower facilities
- Raised floors

www.mellersh.co.uk

Summary

Available Size	1,884 sq ft
Rent	£47.50 per sq ft
Rates Payable	£25.90 per sq ft
Service Charge	£13.38 per sq ft
EPC Rating	Upon enquiry

Description

23 Buckingham Gate offers 1,884 sq. ft. of offices on the ground floor just moments from Buckingham Palace. Entry to the building is via a manned reception. The office benefits from private wc's together with a kitchen/ breakout area.

Location

The property is located on Buckingham Gate close to its junction with Wilfred Street and a short walk from both St James Park (District and Circle lines) and Victoria Station (District, Circle and Victoria underground & mainlines). The Gatwick Express and numerous bus routes also pass through Victoria.

The excellent amenities of Cardinal Place and Nova are a 2 and 3 minutes' walk respectively, whilst Westminster Abbey and the Houses of Parliament are close by.

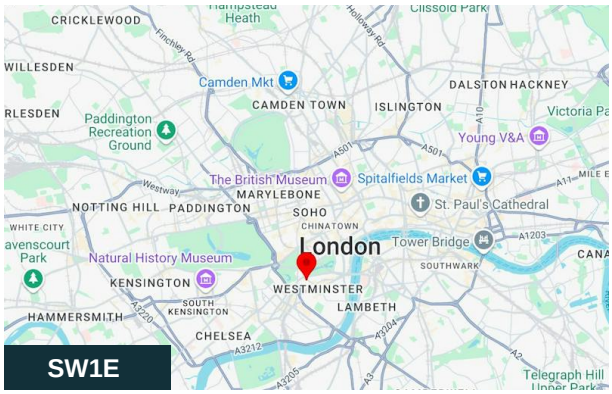
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,884	175.03	Available
Total	**1,884**	**175.03**	

Specification

- Air Conditioning
- 5 Mins from St James Park & Victoria Stations
- Raised floors
- Manned reception
- Passenger Lift
- Private wc's and kitchen/ breakout area







Viewing & Further Information



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