



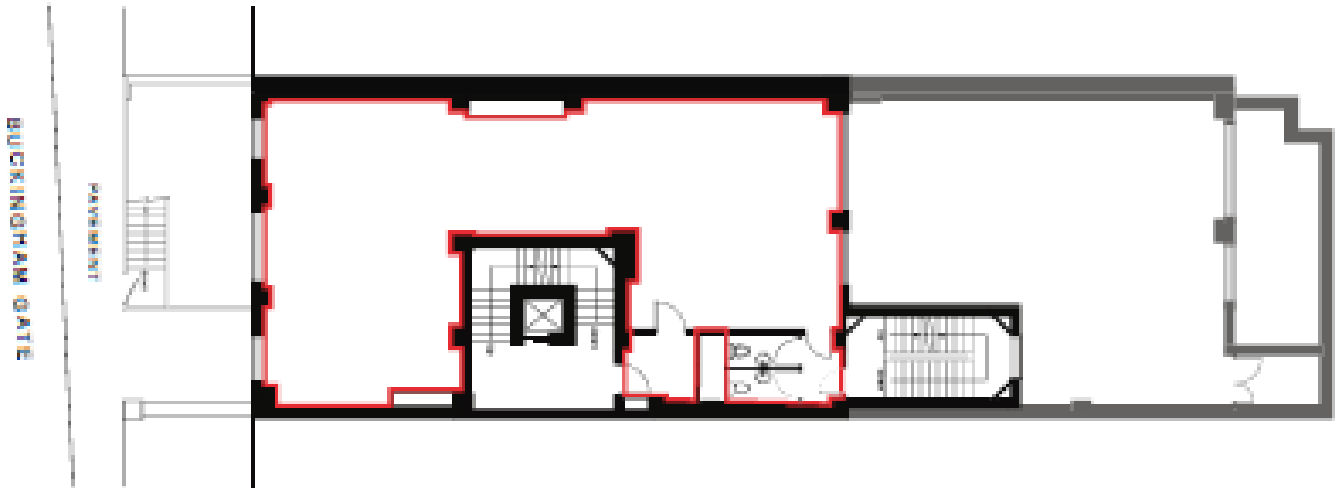
Fitted Office to Let 1,265 sq. ft (117.52 sq. m)

23 Buckingham Gate is situated on the south side of Buckingham Gate, approximately mid-way between Buckingham Palace and Wilfred Street. Both St James's Park and Victoria stations are close by, providing access to Victoria, District and Circle lines, mainline trains, Gatwick Express and the numerous bus routes that pass through Victoria. The eating and retail experience of Victoria has hugely improved with the developments of Nova and Cardinal Place providing readily accessible supply of opportunities.

Accommodation

The office accommodation is situated on the 2nd floor and benefits from the following amenities:

- Commissionaire
- Metal Tile Suspended Ceiling
- Kitchenette
- Fitted with 2 Meeting Rooms, 2 Executive Offices, Kitchenette*
- Perimeter Trunking
- Own WCs
- Carpeted Throughout
- VRS Air Conditioning
- 24 hour access
- Lift



Lease

A new flexible lease will be available direct from the Freeholders.

Rent

£67.50 per sq. ft. per annum exclusive of all outgoings and VAT.

Business Rates

£17.08 per sq. ft

Service Charge

£TBC

EPC

D 98

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP.**

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