3rd Floor (Part)
111 Buckingham Palace Road
SW1W 0SR

High Quality – Fully Fitted Office Space

c. 27,000 – 30,814 Sq. Ft | 160 Desks

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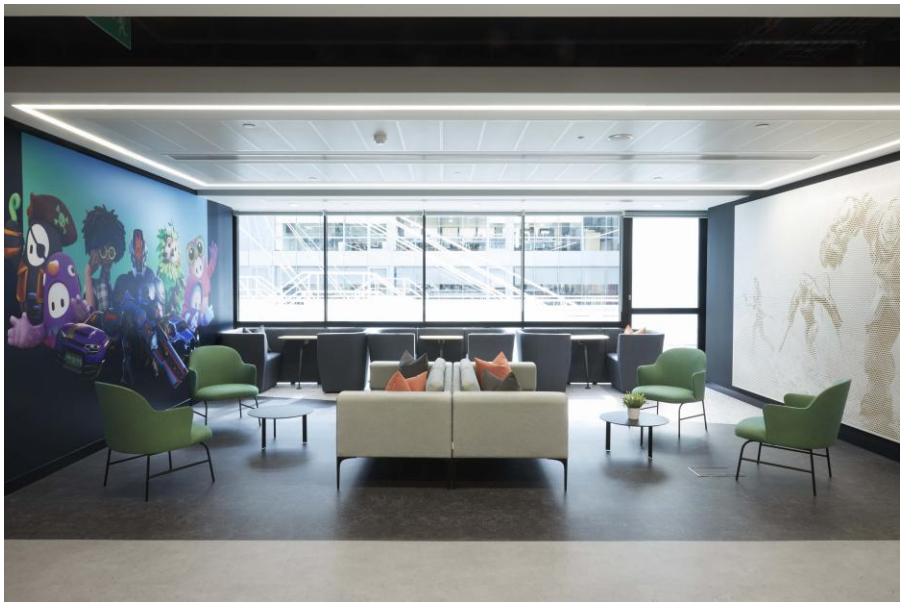
111 Buckingham Palace Road

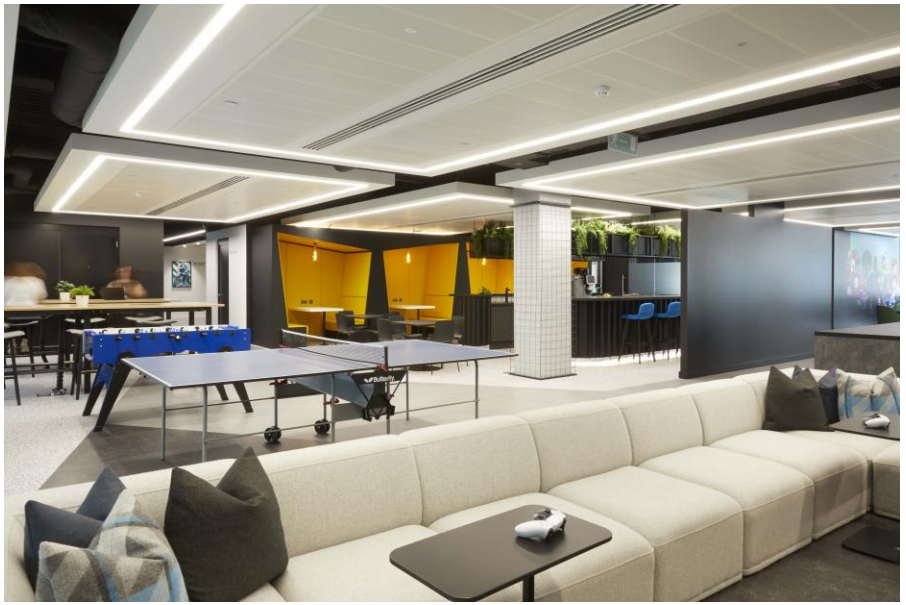
In the heart of Victoria: 111 Buckingham Palace Road offers unrivalled transport links and renowned royal parks on the doorstep.

The available part 3rd floor offers a fully fitted workspace solution of scale: ready to go.

Summary

- Fully Fitted 3rd Floor: c. 30,814 Sq. Ft
- High quality fit out: ready to go
- 160 desks
- 10 meeting rooms
- 13 private offices
- Large kitchen/servery area
- Available by way of an assignment, or part sublease.





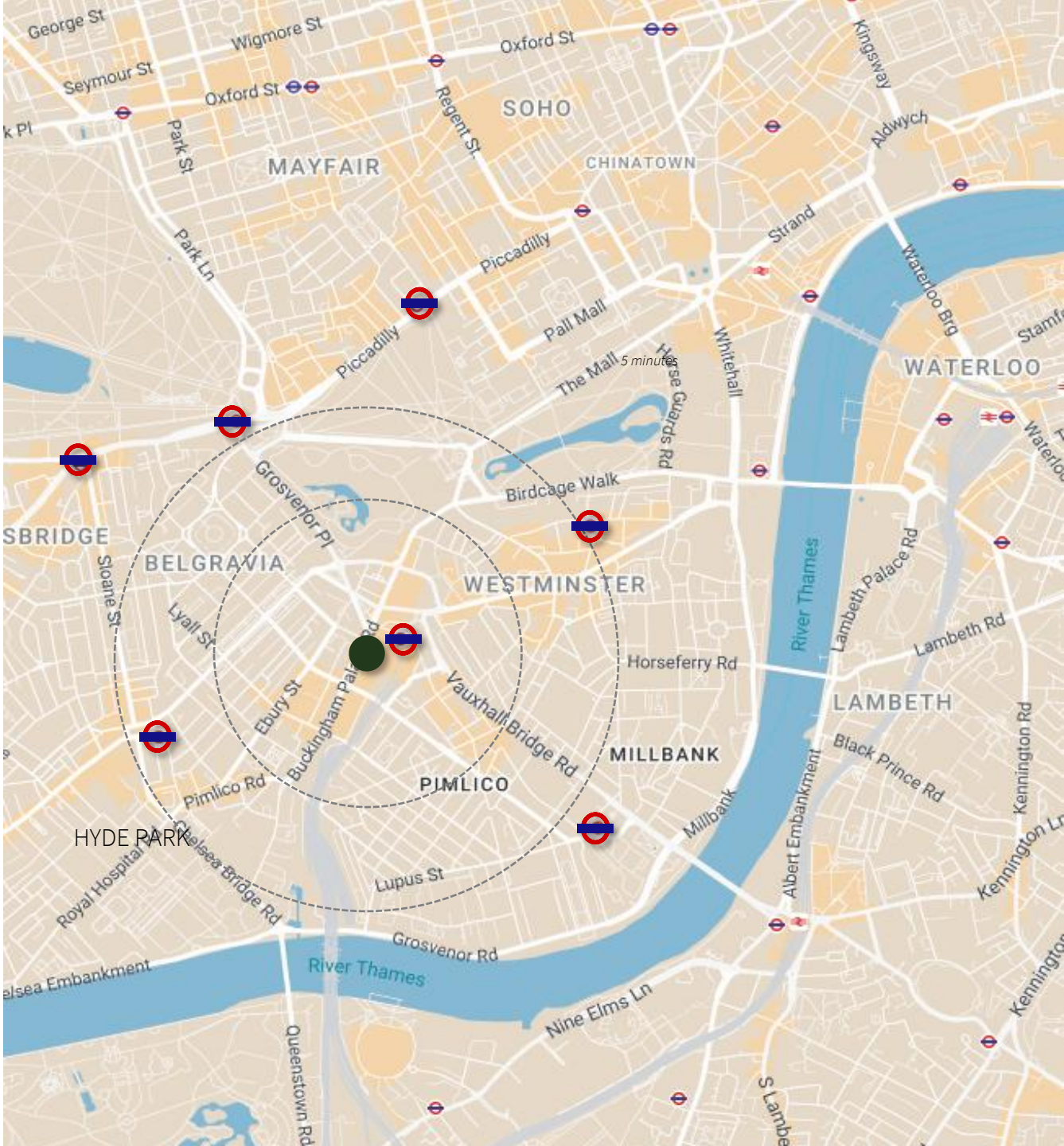
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Location

111 Buckingham Palace Road occupies a prestigious position in Victoria, one of London's most dynamic and well-connected business districts. Situated moments from Victoria Station, the location offers exceptional connectivity via Underground, National Rail, and international services to Gatwick Airport. Victoria's thriving mix of corporate headquarters, retailers, and dining establishments creates a vibrant professional environment, while ongoing regeneration continues to enhance the area's appeal as a premier business address in central London.

Key Connections

Tube Station	Walking	Lines
Victoria	1 minute	
Sloane Square	6 minutes	
Hyde Park Corner	10 minutes	



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Specification

High Quality Fit Out

- Fully fitted with desks and meeting rooms
- 160 desks
- 10 meeting rooms
- 13 private offices
- High quality fitted kitchen/servery area
- Dedicated reception and WCs



Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs and showers
- 4 passenger lifts
- Raised access floor
- Extensive onsite security
- Ground floor business lounge and coffee shop
- Fully cabled with power and data to all desks

Lease Details

The part 3rd floor is offered by way of an assignment, with the expiry being 4th May 2032, including a tenant only break option on the 5th May 2029.

Sublease arrangements are available on the basis of a part split floor (providing c. 27,000 Sq. Ft) further details on request.

Floor Areas & Costs

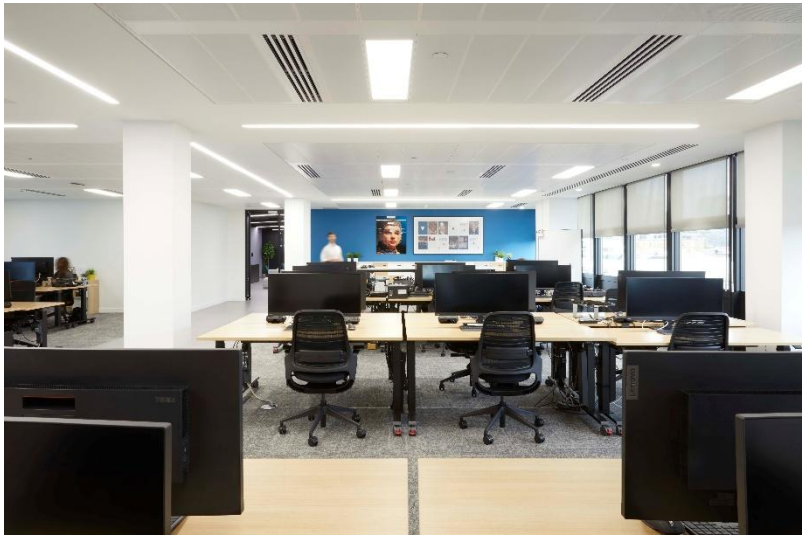
Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
3rd (Part)	30,814	£78.98	£27.58	£36.14
Total	**30,814**	**£2,433,792**	**£849,875 PA**	**£1,113,660 PA**

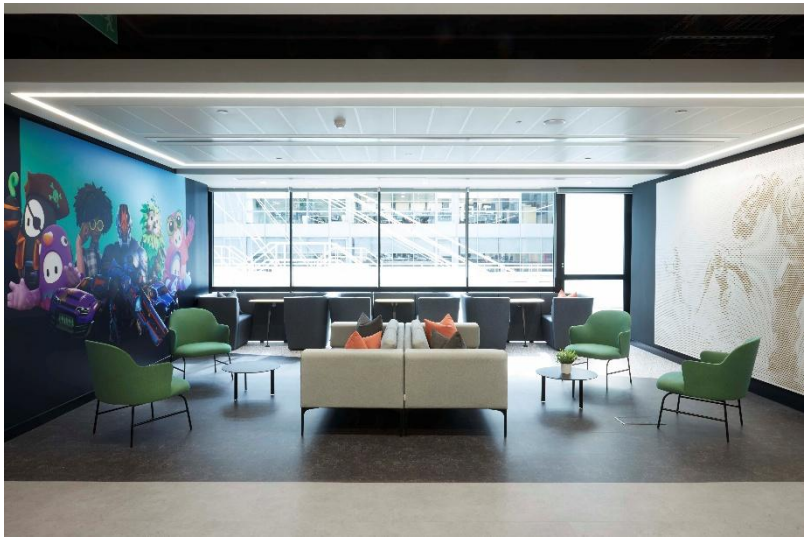
Note: the above costs are quoted on the basis of an assignment of the whole demise. Above quoted sizes and costs are approximate.

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3rd Floor | Buckingham Palace Road / London







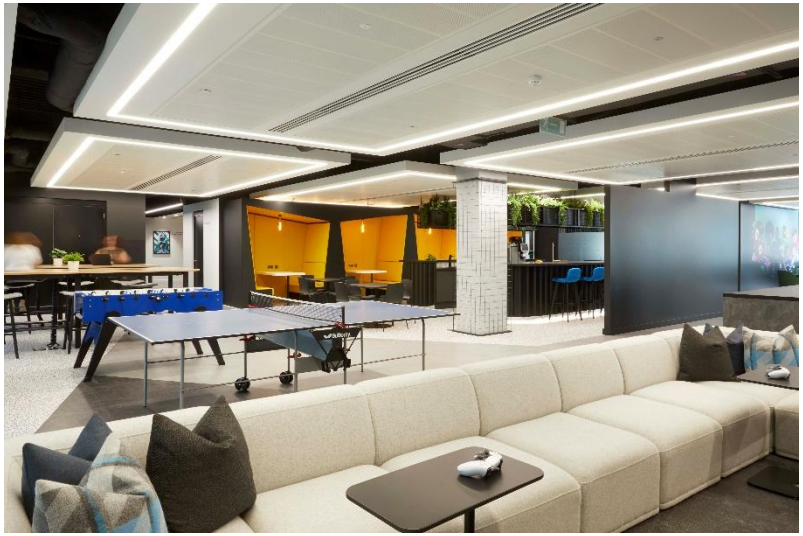


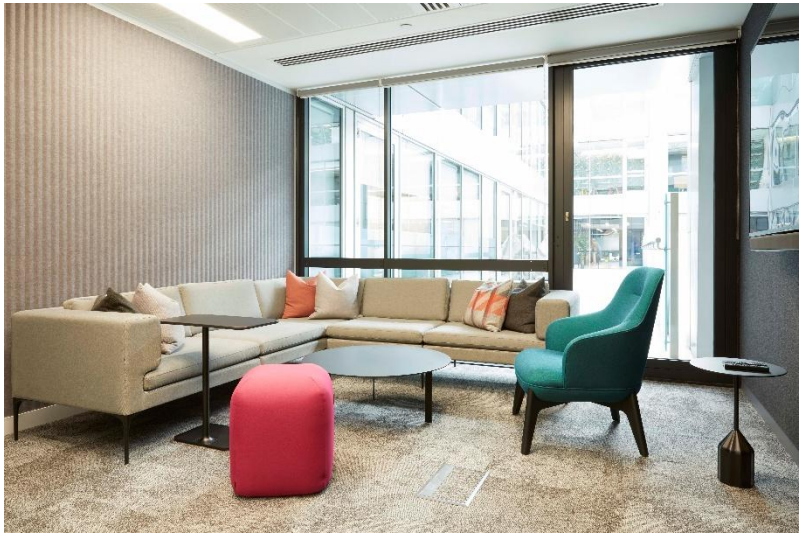
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3rd Floor | Buckingham Palace Road / London





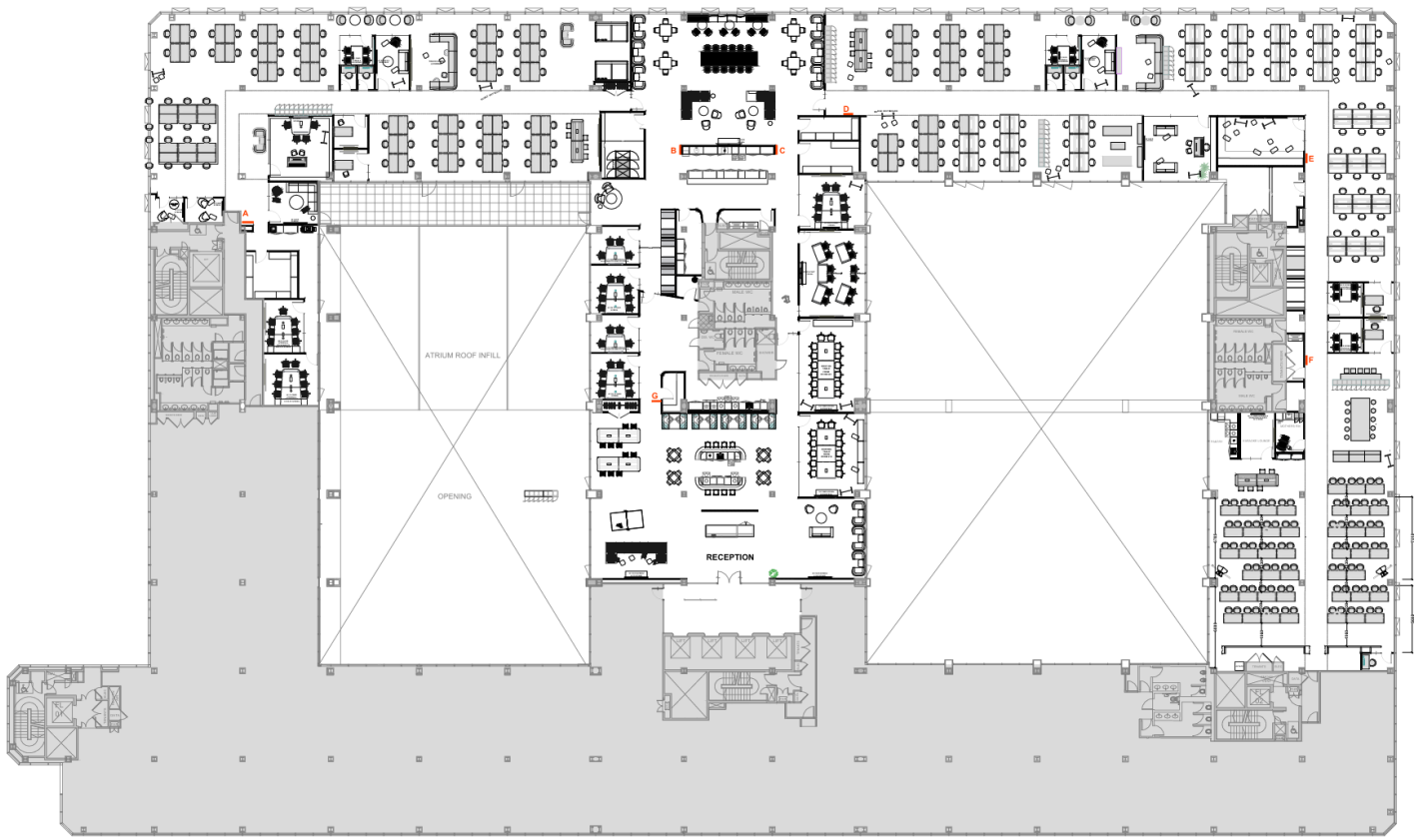




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Floorplan
3rd Floor

- 160 desks
- 1 x 14 person board room
- 2 x 12 person board room
- 5 x 8 person board room
- 2 x 4 person board room
- 2 x exec office
- 11 private offices/call rooms
- 1 x teared seating/presentation room
- 4 x store rooms
- 1 x large kitchen/servery area
- 14 Female WCs
- 18 male WCs
- 4 accessible WCs
- 2 dedicated on floor showers
- Presentation area (86 person)



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Alex Mackay
Associate
Alex.Mackay@jll.com
+44 7756222669

Abbie Smith
Director
Abbie.Smith@jll.com
+44 7936333582

jll.com