WARWICK HOUSE • 25–27 BUCKINGHAM PALACE ROAD • VICTORIA SW1 •

WH

1,313 – 5,568 SQ FT
PREMIUM OFFICE SPACE

THE BUILDING

BOUTIQUE WORKSPACE

High quality contemporary office accommodation with a roof terrace, behind a stunning historic façade.

The offering comprises new fully fitted and furnished suites, finished to the highest standards, designed to suit a range of different occupiers.

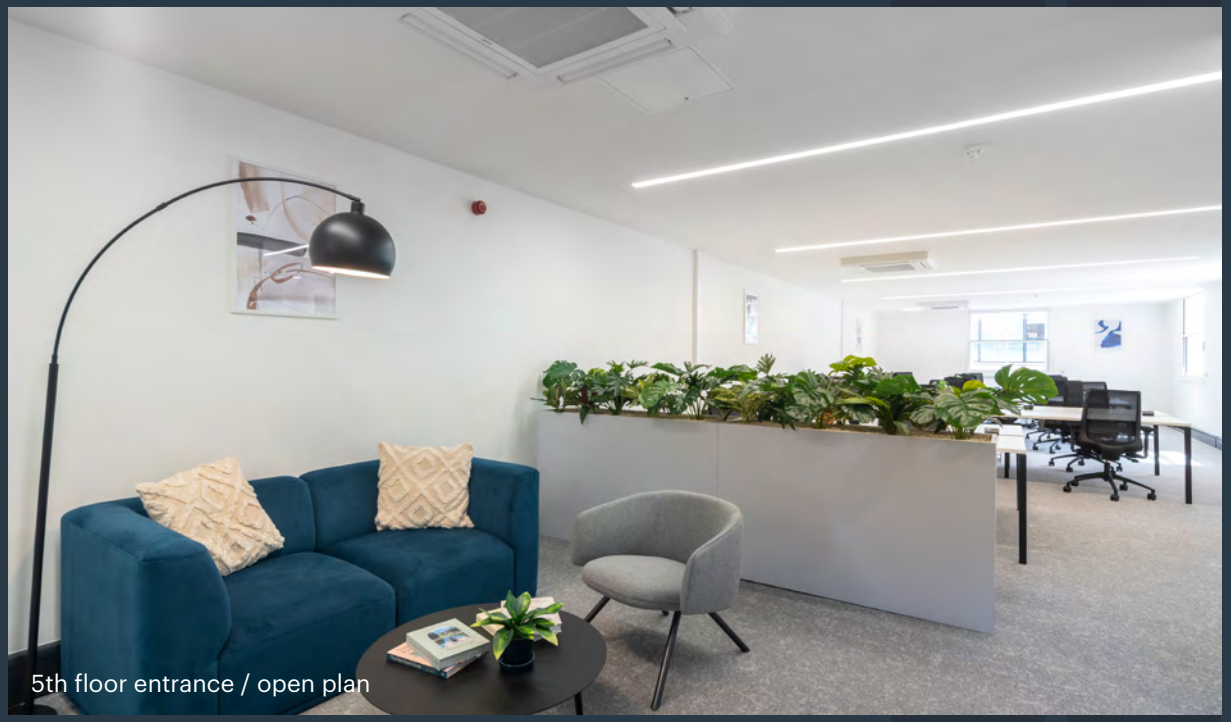
PRIME VICTORIA LOCATION

FULLY FITTED OFFICE SPACE

Building entrance

5th floor breakout space

Communal roof terrace



5th floor entrance / open plan

SPECIFICATION

ALL IN THE DETAIL

NEW VRF AIR CONDITIONING

LARGE COMMUNAL ROOF TERRACE

DEMISED WCs

PASSENGER LIFT

RATED B EPC B

NEWLY INSTALLED FIBRE

SHOWERS & LOCKERS

BIKE STORAGE

THE SPACE

UNRIVALLED FINISHES

The floors will be fully furnished to provide a range of open plan desks, meeting rooms, breakout areas and a kitchen.

5th floor meeting room

ACCOMMODATION

AVAILABLE SPACE

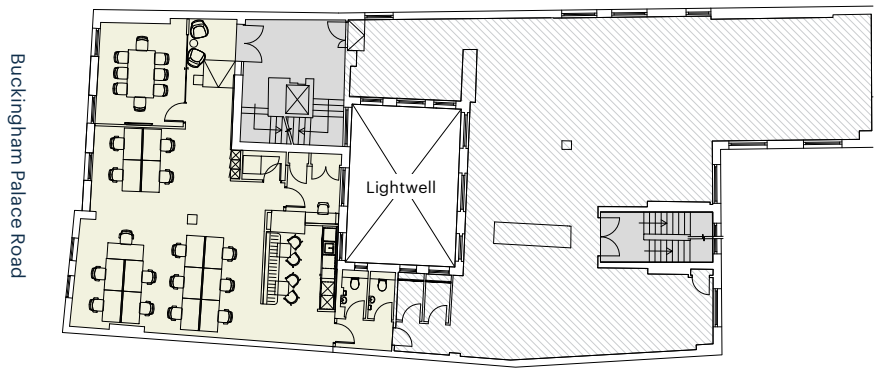
Floor	Condition	Sq Ft	Sq M
5th	Fully Fitted	2,120	197
Part 2nd	Fully Fitted	2,135	198
Part 1st	Fully Fitted	1,313	122
Total		**5,568**	**517**

1st floor breakout space

1st Floor Space Plan

1,313 Sq Ft / 122 Sq M

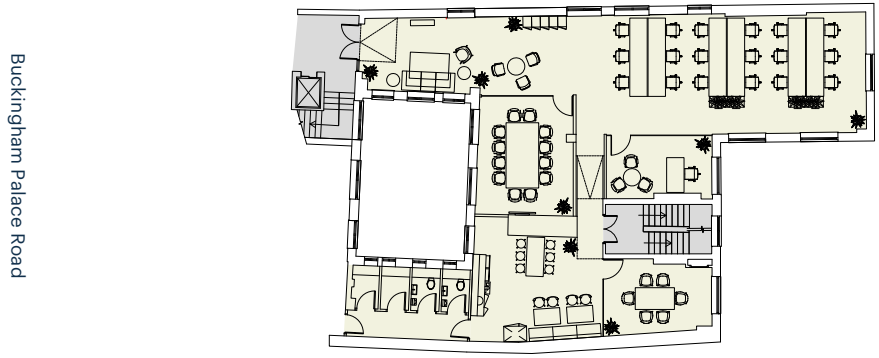
Open plan desks	15
8 person meeting room	01
Breakout area	01
Kitchen	01
Comms Room	01
Zoom Room	01



2nd Floor Space Plan

2,135 Sq Ft / 198 Sq M

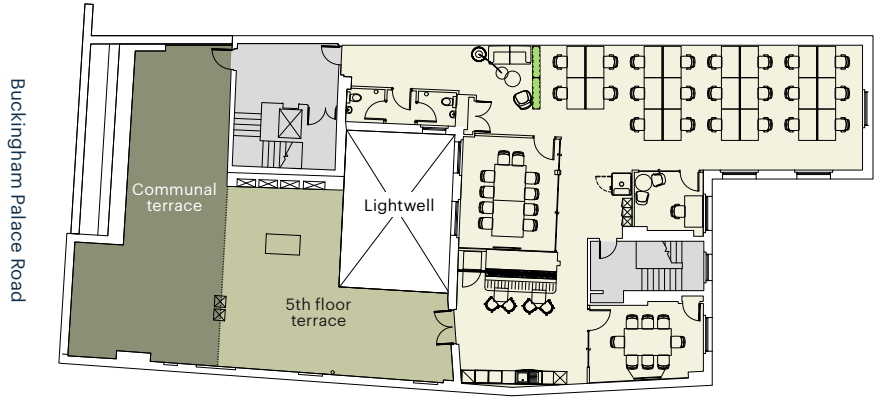
Open plan desks	18
Executive office	01
6 person meeting room	01
12 person meeting room	01
Breakout area	01
Kitchen	01



5th Floor Space Plan

2,120 Sq Ft / 197 Sq M

Open plan desks	22
Private office	01
8 person meeting room	01
10 person meeting room	01
Breakout area	01
Kitchen	01



Office Core Unavailable 5th floor terrace Communal terrace

Plans not to scale.
For indicative purposes only.

1st floor open plan

LOCATION

PRIME POSITION

The local area features a host of vibrant bars and restaurants, along with excellent transport links.

The building is surrounded by green spaces and is only a short walk away from Victoria station. Nova and Cardinal Place are on the doorstep, offering many food and drink options.

LOCAL AMENITIES

HARRY'S

Bone Daddies

FLAT IRON

REBEL

CASA do FRANGO

STOKE HOUSE

notes COFFEE ROASTERS & WINE BAR

STICKS|N|SUSHI

VICTORIA	HYDE PARK CORNER	ST. JAMES'S PARK	GREEN PARK	SLOANE SQUARE
04 mins walk	08 mins	10 mins	15 mins	15 mins

Walk times from the building. Source: TfL

FURTHER INFORMATION

GET IN TOUCH

VIEWINGS

Strictly through the joint sole letting agents.

TERMS

Available on request.

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