3rd Floor, Burdett House
15 – 16 Buckingham Street
WC2N 6DU

High Quality – Fully Fitted Office Space

4,458 Sq. Ft | 38 Desks

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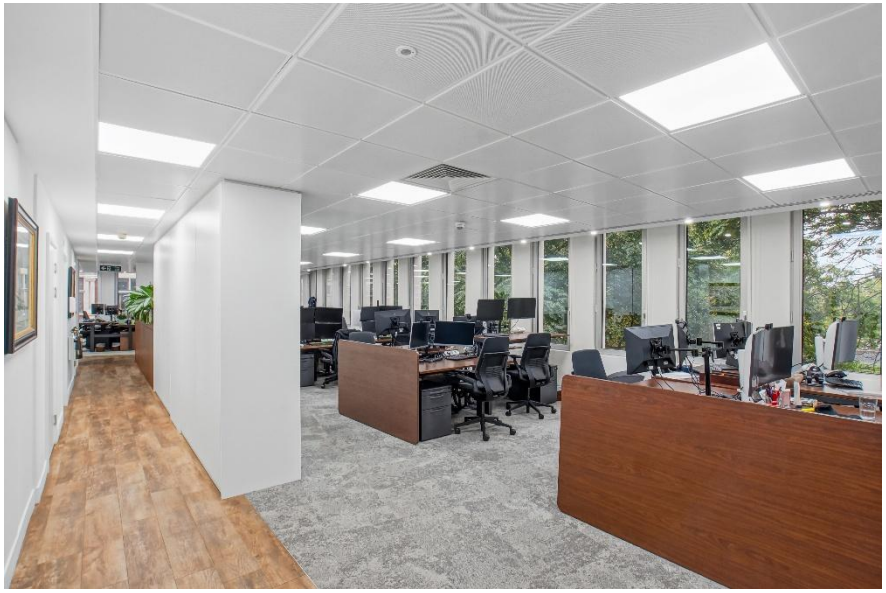
3rd Floor, Burdett House

In the heart of Embankment: Burdett House offers unrivalled transport links and a view over renowned Embankment Gardens and the River Thames.

The available 3rd floor offers a well appointed, fully fitted workspace ready to go.

Summary

- Fully Fitted 3rd Floor: 4,458 Sq. Ft
- High quality fit out: ready to go
- 38 desks
- 3 meeting rooms
- 3 private offices
- Large kitchen area overlooking the gardens
- Available by way of a sublease until lease expiry (23rd June 2030).





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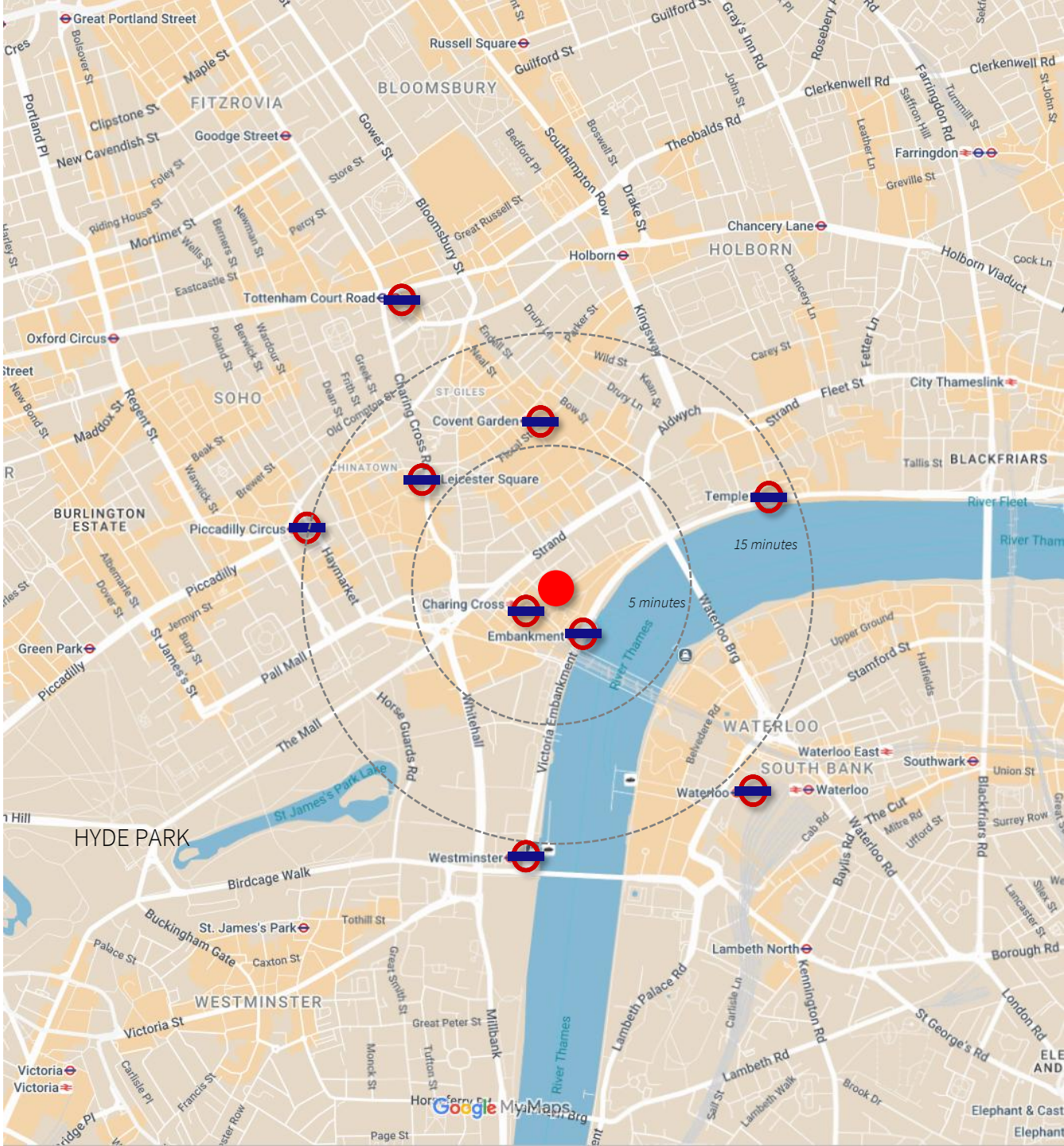
Location

The building enjoys an enviable position overlooking Embankment Gardens, one of central London's most cherished green spaces. The location is at the heart of London's commercial and cultural landscape, with the Thames Path, Embankment station, and the vibrant South Bank within moments' reach. The gardens themselves serve as an extension of the working environment, providing an ideal setting for informal meetings, lunch breaks, or simply a moment of respite during the working day. This rare combination of prominent West End connectivity and peaceful garden aspect creates an exceptional workplace setting that few London addresses can match.

Connectivity is excellent with three underground stations within 5 minutes walking distance; Charing Cross National Rail station is directly adjacent to the property, with Waterloo station c. 10 minutes walking distance.

Key Connections

Tube Station	Walking	Lines
Embankment	1 minute	
Charing Cross	1 minutes	
Leicester Square	5 minutes	



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Specification

High Quality Fit Out

- Fully fitted with desks, private offices & meeting rooms
- 38 desks
- 3 meeting rooms (including 2 x 10 person)
- 3 private offices
- High quality fitted kitchen/servery area
- Dedicated reception, WCs and shower



Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs and showers
- 2 passenger lifts
- Raised access floor
- Commissionaire manned reception
- Fully cabled with power and data to all desks

Lease Details

The 3rd floor is available by way of sublease until the lease expiry, being 23rd June 2030.

The lease is contracted outside of the Landlord and Tenant Act (1954).

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)	Total
3rd	4,458	£85.00	£17.25	£28.87	£131.12
Total	**4,458**	**£378,930**	**£76,901 PA**	**£128,702 PA**	**£584,533 PA**

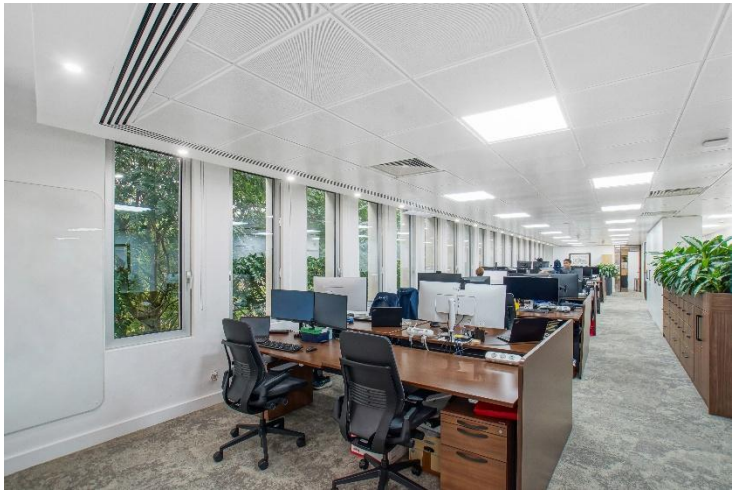
Note: a service charge cap applies at the prevailing rate per sq.ft.

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Brochure produced September 2026.

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