

157-197

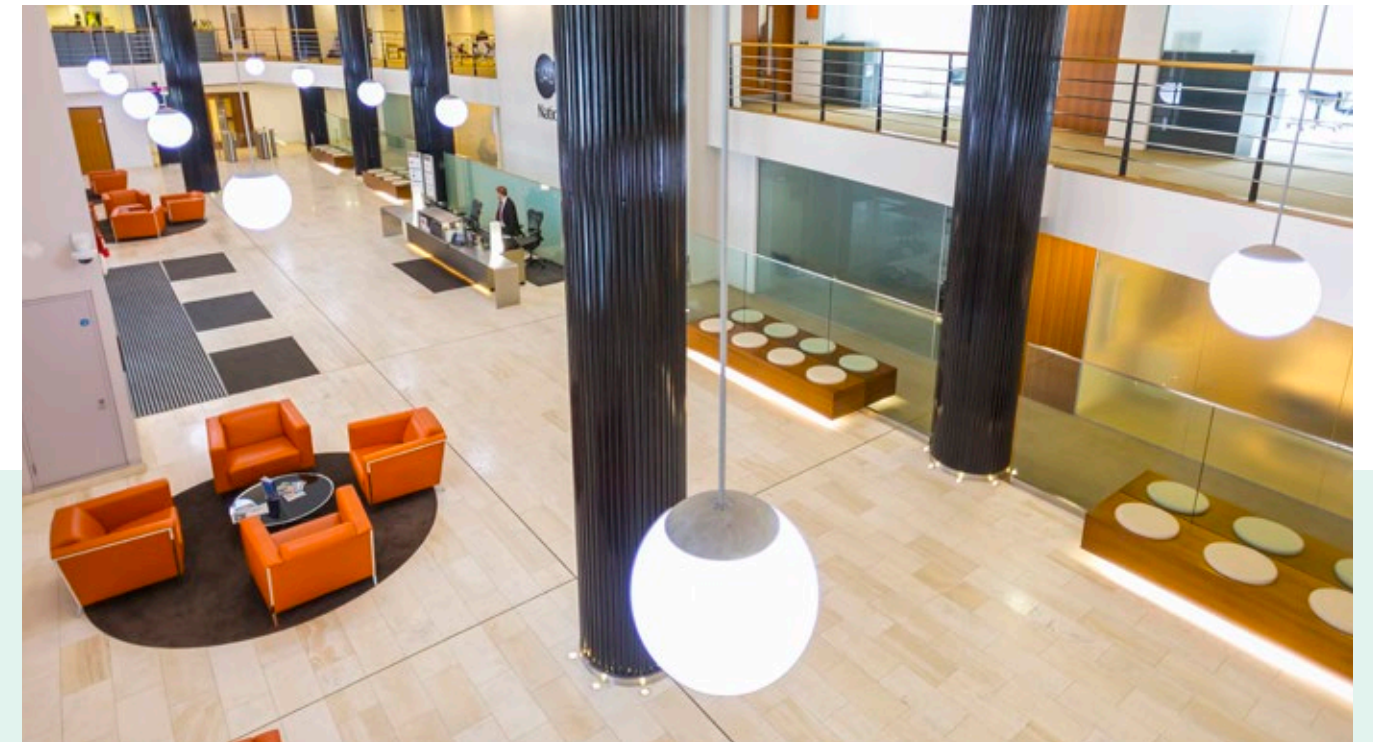
BUCKINGHAM  
PALACE ROAD

FULLY FURNISHED OFFICES TO LET





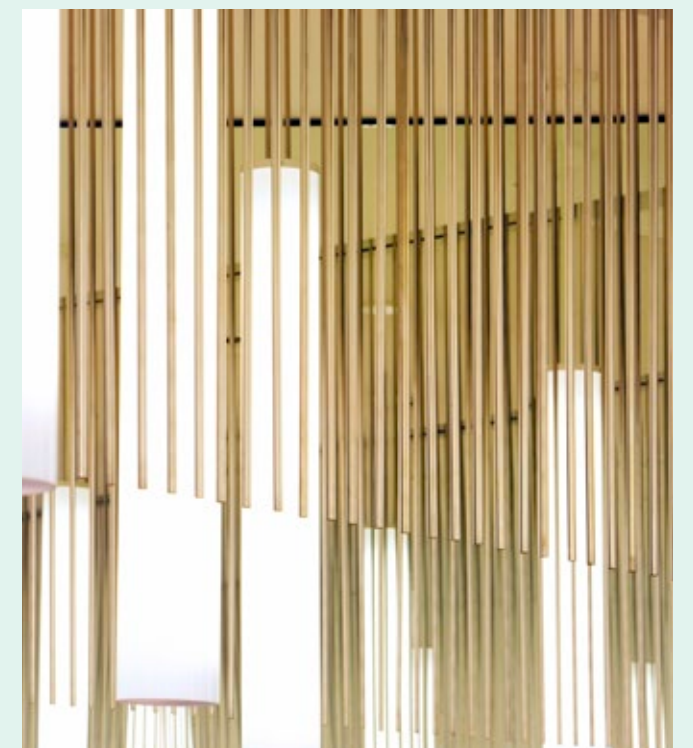
## OFFICE SPACE AVAILABLE IN AN IMPRESSIVE LISTED ART DECO BUILDING



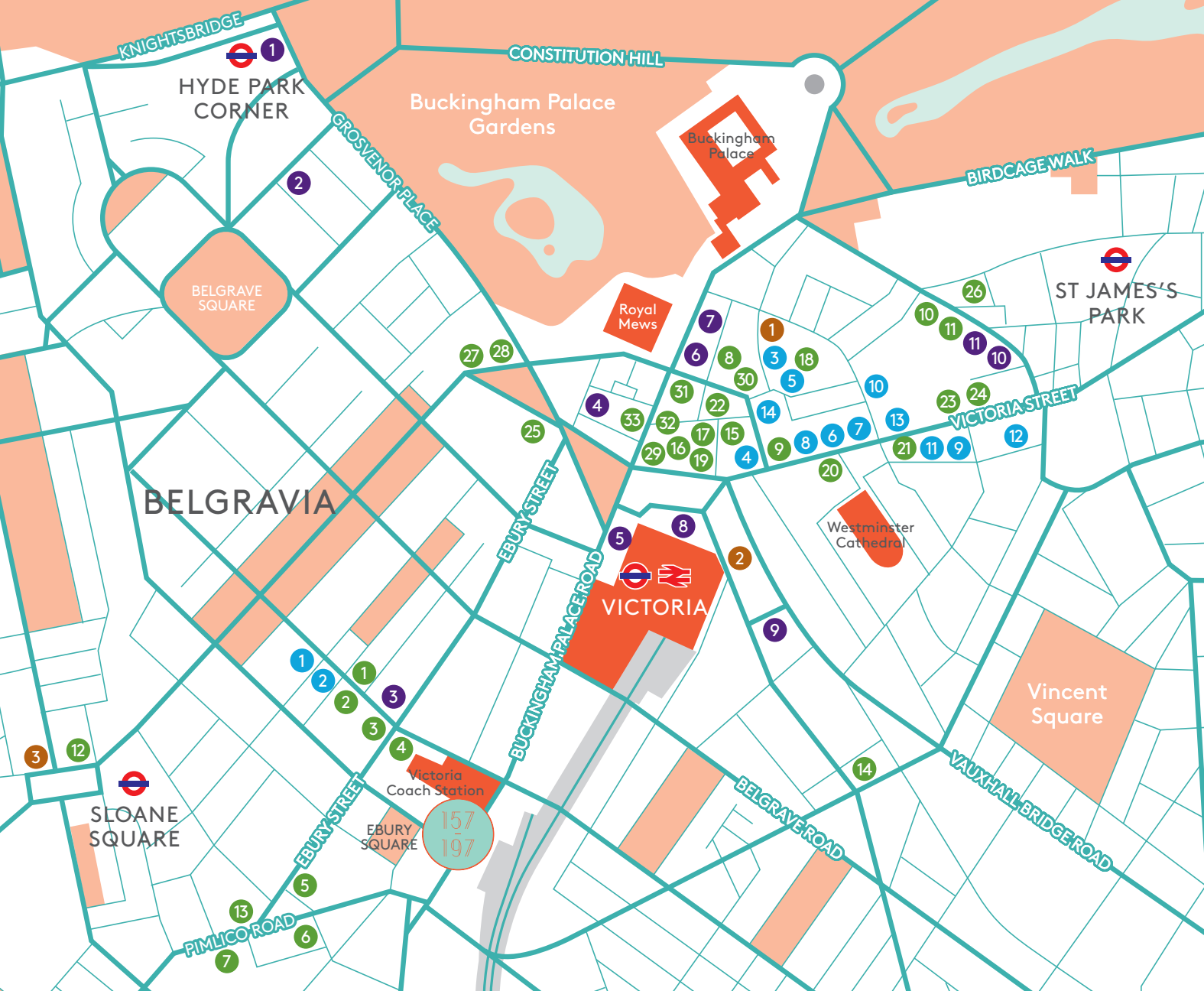
157-197 Buckingham Palace Road is accessed via an impressive Art Deco reception, connected to the substantial Art Deco restaurant and cafe. The floors provide fully fitted accommodation, with demised meeting rooms, a hub room and kitchen. The offices benefit from excellent natural light with the upper floors providing fantastic panoramic views across Central London.

### SPECIFICATION

- » Grade II listed Art Deco building
- » Air conditioning
- » Raised flooring
- » Passenger lifts
- » Fully fitted and furnished floors
- » Suite of meeting rooms available to rent
- » Extensive shared café and restaurant
- » On-site gym
- » Bicycle racks and showers
- » 24-hour access with manned reception
- » 120-person auditorium







157-197 Buckingham Palace Road sits in a prime location on the eastern side at its junction with Elizabeth Bridge and just a short distance to the south of Victoria mainline station and the area's extensive retail and restaurant offering along Victoria Street.

## HOTELS

- 1 The Lanesborough
- 2 Halkin Hotel & Nahms
- 3 Astors
- 4 The Goring Hotel
- 5 The Grosvenor Hotel
- 6 Hotel 41
- 7 The Rubens
- 8 DoubleTree by Hilton
- 9 Park Plaza Victoria
- 10 St. James' Court
- 11 51 Buckingham Gate

## RETAILERS

- 1 Mungo & Maud
- 2 Philip Treacy
- 3 Marks & Spencer
- 4 L'Occitane
- 5 Hobbs
- 6 Hawes & Curtis
- 7 Molton Brown
- 8 Monsoon
- 9 Gymbox
- 10 Zara
- 11 Hotel Chocolat
- 12 House of Fraser
- 13 Hugo Boss
- 14 Jo Malone

## RESTAURANTS

- 1 The Thomas Cubitt
- 2 Oliveto
- 3 Peggy Porschen
- 4 Il Convivio
- 5 La Poule Au Pot
- 6 Hunan
- 7 Enoteca Turi
- 8 The Library at The Rubens
- 9 Browns
- 10 Quilon
- 11 Bank and Zander
- 12 Colbert
- 13 The Orange
- 14 Gail's Bakery
- 15 Rail House Café
- 16 Sourced Market
- 17 Stoke House
- 18 Wagamama
- 19 Aster
- 20 Bill's

- 21 Coco Di Mama
- 22 Franco Manca
- 23 Jamie's Italian
- 24 Leon
- 25 Santini
- 26 Bank
- 27 Noura
- 28 Mango Tree
- 29 Shake Shack
- 30 Timmy Green
- 31 Hai Cenato
- 32 Greenwood
- 33 Vagabond

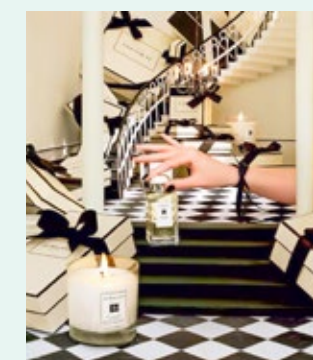
## THEATRES

- 1 The Other Palace
- 2 Apollo Victoria Theatre
- 3 The Royal Court Theatre

ONLY 6 MINUTES WALK FROM VICTORIA STATION - ONE OF LONDON'S MOST IMPORTANT TRANSPORT INTERCHANGES



7	CLAPHAM JUNCTION	8	EUSTON
11	LONDON BRIDGE	16	PADDINGTON
16	KING'S CROSS ST PANCRAS	20	LIVERPOOL STREET
30	GATWICK AIRPORT	Travel times from Victoria Station (in minutes)	







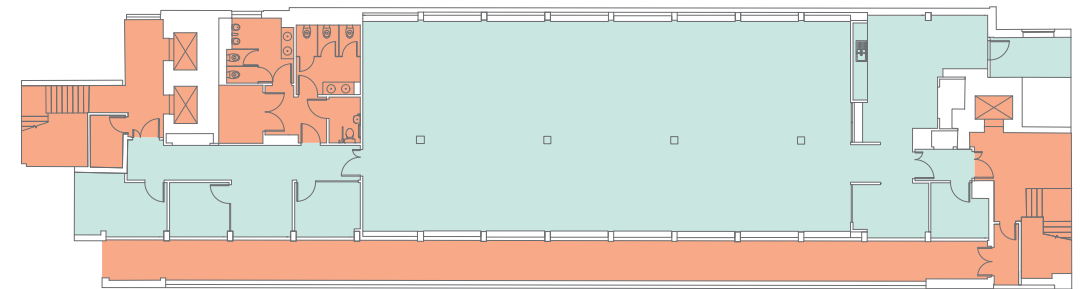
### AVAILABILITY

SOUTH BLOCK  
6TH FLOOR  
3,641 SQ FT

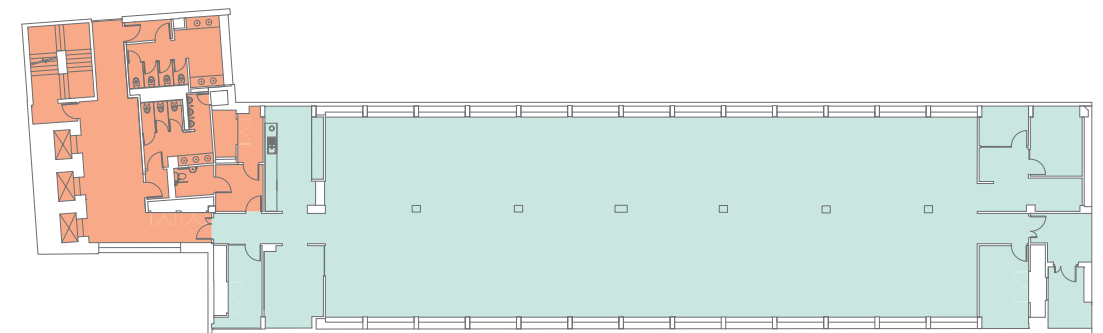
NORTH BLOCK  
4TH FLOOR  
6,189 SQ FT  
3RD FLOOR  
6,189 SQ FT

TOTAL  
16,019 SQ FT

### TYPICAL FLOORS

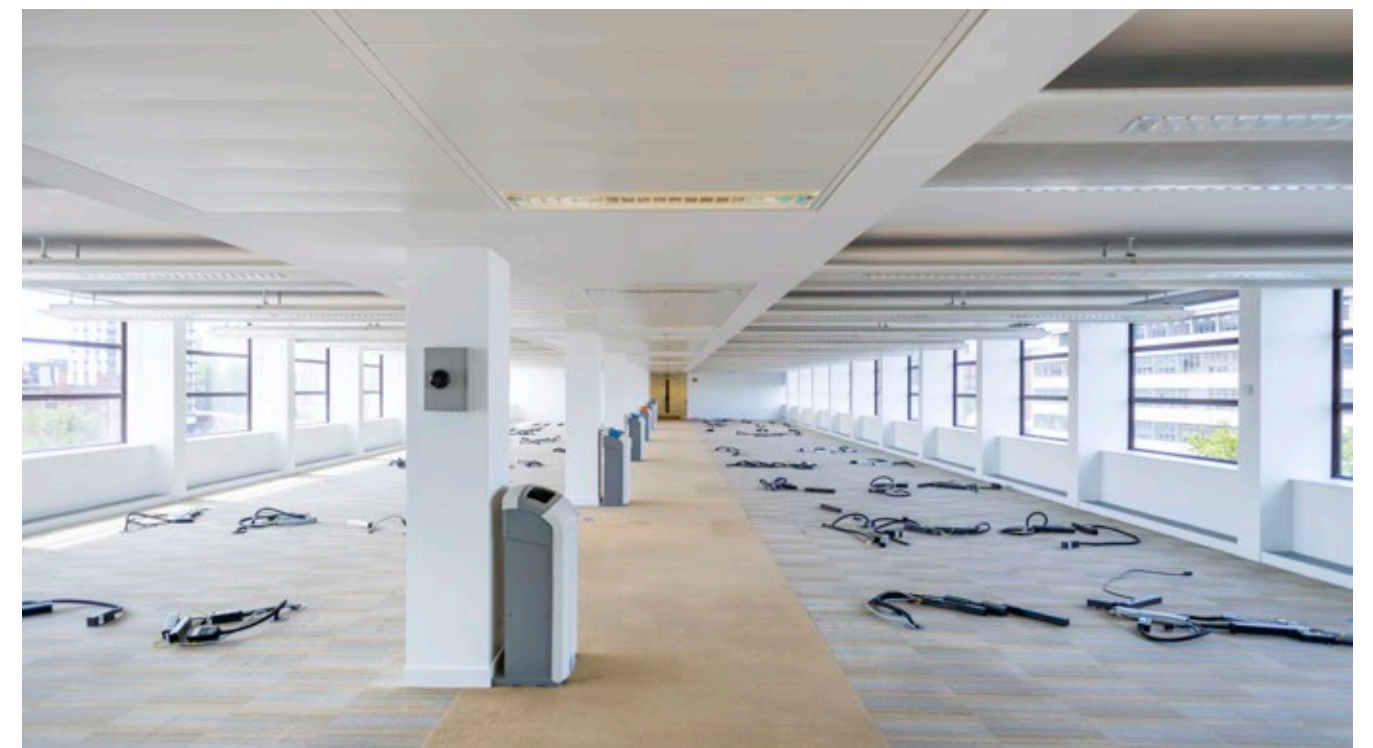
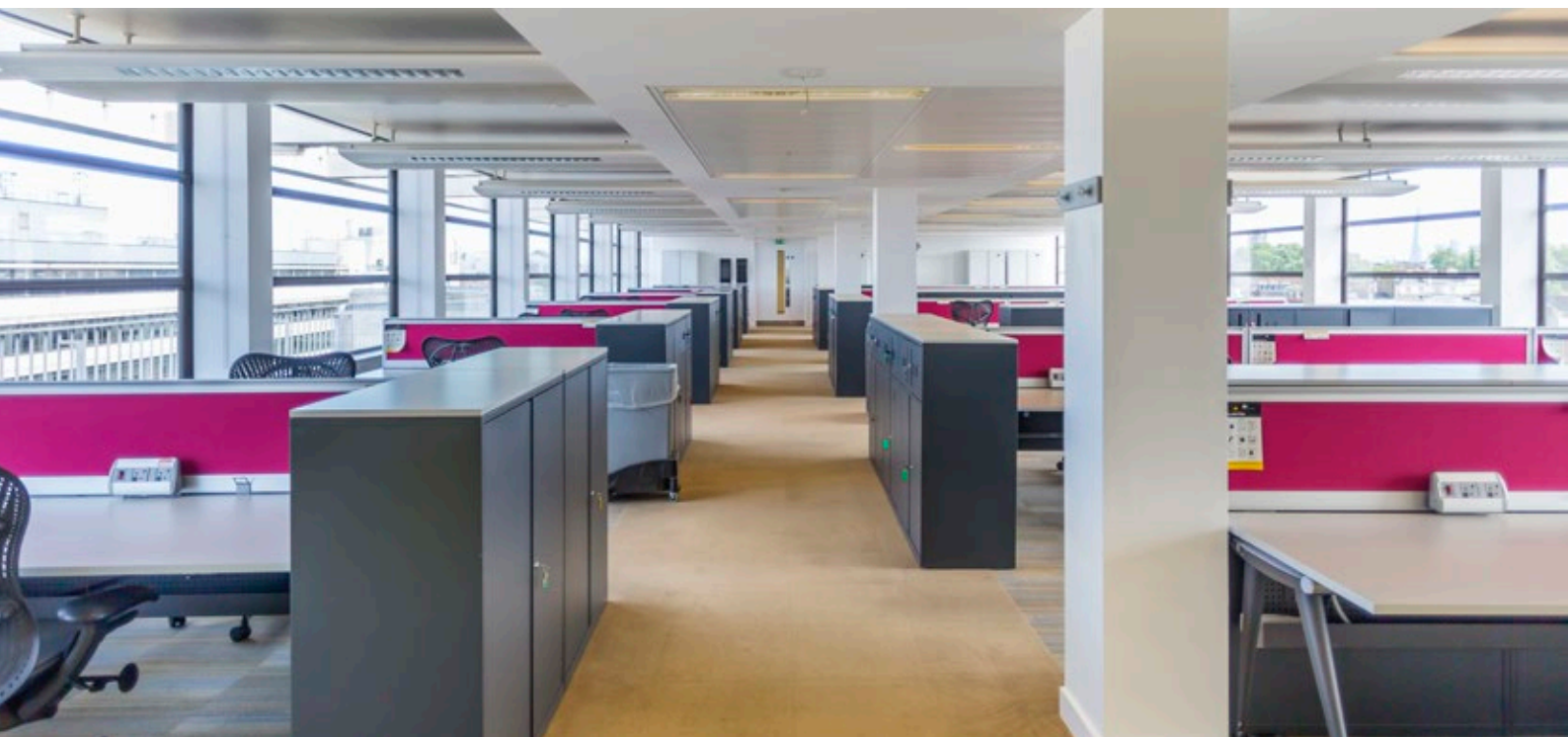


South Block



North Block

Not to Scale, for indicative purposes only





## TERMS

A new FRI lease is available from the landlord for a term by arrangement

## RENT

£55.00 per sq ft

## RATES

South: c.£21.50 sq ft (18/19)

North: c.£24.00 sq ft (18/19)

## SERVICE CHARGE

£12.50 per sq ft

(£15.00 per sq ft if furnished)

The property is not VAT elected



## FOR MORE INFORMATION PLEASE CONTACT



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EVANS**

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