

NEW INSTRUCTION

23 BUCKINGHAM GATE, LONDON SW1

OFFICE SUITES TO LET

1,857 / 1,880 / 3,737 sq ft approx

- Location:** The property is situated on the southern side of Buckingham Gate, immediately opposite Wellington Barracks and within walking distance of both Victoria mainline and underground stations and St James's Park underground station.
- Accommodation:** The available accommodation comprises the entire ground and lower ground floors which, subject to verification by on site measurement, have net internal floor areas of 1,857 sq ft and 1,880 sq ft respectively. The floors will be returned to an open plan state, redecorated and recarpeted.
- Amenities:**
- Air conditioning
 - Commissionaire
 - Perimeter/underfloor trunking
 - Suspended ceilings
- Lease:** The floors are available either together or separately on effective full repairing and insuring terms for a term of up to five years without rent review, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954.
- Rent:** On application.
- Legal Costs:** Each party is to be responsible for their own legal costs.
- Possession:** Upon completion of the legal formalities or earlier by arrangement.
- Viewing:** Strictly by appointment.

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Particulars and photographs may be viewed on our website:
www.godfreyvaughan.co.uk