

ON THE INSTRUCTIONS OF LAND SECURITIES

**SHORT TERM OFFICE FLOOR
TO LET**

581 sq ft (54.0 sq m)

**79 BUCKINGHAM PALACE ROAD,
VICTORIA, SW1**



Location:

This office building is situated on Buckingham Palace Road close to its junction with Victoria Street, moments from Victoria Mainline and Underground station.

Transport communications are excellent and the area is within easy reach of many hotels, restaurants and retail facilities along Victoria Street, and is home to a great number of Commercial and Government occupiers.

Accommodation: The accommodation comprises the entire 3rd floor, with excellent natural light from two aspects. The floor is open plan and is in good condition with self contained facilities including a kitchenette and a WC.

Floor areas: 3rd 581 sqft 54.0 sq m

Amenities:

- Perimeter trunking
- Good natural light
- Self-contained
- Central heating
- Kitchen facilities

Terms: New effective full repairing and insuring lease, outside the act, for a term of 5 years subject to a rolling landlord's break option on six months notice from September 2012.

Rent: £19.50 per square foot per annum exclusive of all outgoings and VAT.

Business Rates: c £6.00 per square foot

Service charge: To be confirmed

Possession: Immediate upon completion of legal formalities.

Viewings: By appointment with sole agents:-

Contact: Mike MacKeith
020 7487 1942

mike.mackeith@colliersgv.co.uk

Tom Tregoning
020 7487 1813

tom.tregoning@colliersgv.co.uk

NB Particulars of this instruction may be viewed on our website:

www.colliersgodfreyvaughan.co.uk

Colliers Godfrey Vaughan Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Ltd has any authority to make any representation or warranty whatever in relation to this property.