

7 BUCKINGHAM STREET LONDON WC2N 6BX

LOWER GROUND FLOOR - 350 SQ FT

LOWER GROUND SUITE FOR SALE CLOSE TO CHARING CROSS STATION

LOCATION

The building is located on the western side of Buckingham Street close to the bustling area of Trafalgar Square.

It is extremely close to the vibrant area of the Strand with excellent high end shops and restaurants.

The area is extremely well served by public transport with Charing Cross (Bakerloo & Northern Lines and South Eastern Overground Trains) and Embankment Underground Station (Circle & District Line) within an easy walking distance.

DESCRIPTION

The part Lower Ground comprises c. 350 sqft currently arranged to provide open plan accommodation.

The office also benefits from a demised Kitchen and 1x WC.

AMENITIES

Private WCs	Private Kitchen
24 hour access	Excellent transport links
Phone Entry System	Passenger Lift
Perimeter trunking	Recently refurbished



PRICE

Offers in excess of £190,000, subject to contract, are invited for the benefit of the long-leasehold interest with full vacant possession.



**7 BUCKINGHAM STREET
LONDON
WC2N 6BX**

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately



Viewings strictly through Noble Harris:

Jake Doffman
0207 291 6144
079 0408 2118

jdoffman@nobleharris.co.uk

Carl Dobrin
0207 291 6141
075 4507 7959

cdobrin@nobleharris.co.uk

Matthew Noble
0207 291 6142
079 8099 1214

mnooble@nobleharris.co.uk

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.