

# 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.



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#### LEGAL COSTS

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

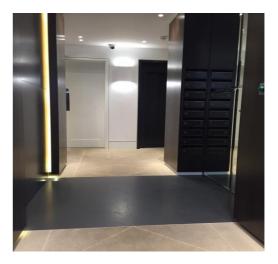
#### POSSESSION

Available immediately









Viewings strictly through Noble Harris:

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