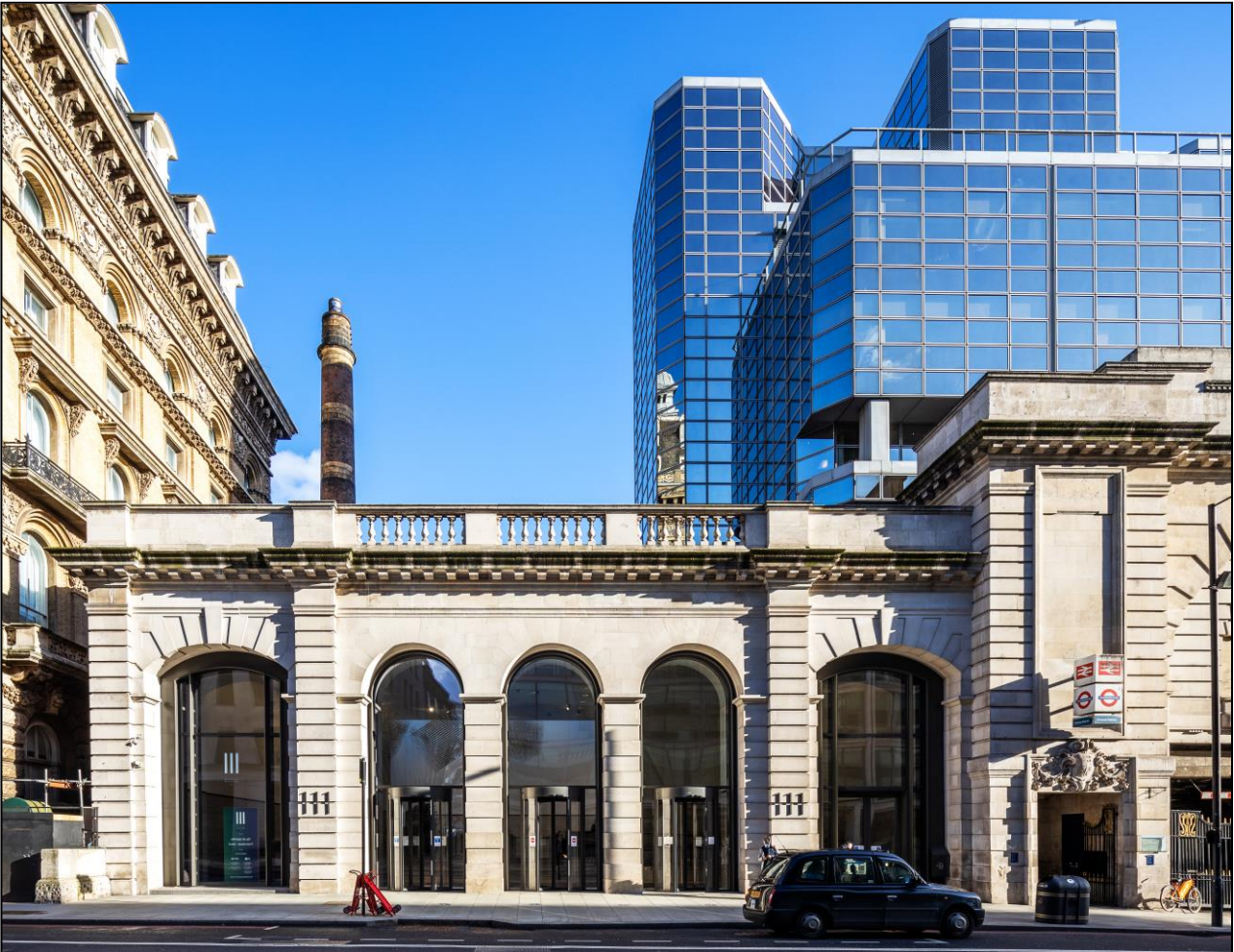


**FULLY FITTED AND FURNISHED**  
**5<sup>th</sup> FLOOR OFFICE - TO LET**



**Part 5<sup>th</sup> Floor**

2,036 Sq. Ft. / 189.2 Sq. m

**LOCATION**

Sitting above the recently redeveloped Victoria station, 111 Buckingham Palace Road's prime central London position provides immediate access to three tube lines for fantastic connections across the city, as well as National Rail services and the Gatwick Express.

**DESCRIPTION**

The part 5<sup>th</sup> floor benefits from superb natural light, a raised access floor, suspended ceiling with recessed LED lighting, 3x private meeting room, a fitted kitchen and access to a larger boardroom, available on a booking basis.

The building benefits from a spacious double height reception with artistic finishings and feature escalators up to the Sky Lobby.

The Sky Lobby is set inside a triple height, light-filled atrium with a unique and impressive communal business space, featuring a barista café, a variety of seating options, green planting and free Wi-Fi for use by occupiers and guests as an extension to the office, perfect for informal meetings, touchdown working or a spot of lunch.



# 111 Buckingham Palace Road London SW1W 0SR







**111 Buckingham Palace Road  
London  
SW1W 0SR**





# 111 Buckingham Palace Road London SW1W 0SR

## AMENITIES

Fully fitted and furnished with 3x meeting rooms  
Access to impressive boardroom facility  
Private kitchenette  
Private showers  
Excellent natural light

Air-conditioning  
Sky Lobby with onsite café and spacious seating area  
Impressive building reception  
Excellent transport links  
4x Passenger lifts

## TERM

A new sub-lease for a term to expire in December 2027.

## QUOTING RENT

£75.00 per sq.ft. exclusive of business rates, service charge and VAT.

## RATES

Circa. £18.50 per sq.ft. (2022/2023) payable.

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

## SERVICE CHARGE

Circa. £15.50 per sq.ft.

## POSSESSION

Available Immediately.



Viewings by arrangement through sole agents Noble Harris: -

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