

# Burdett House

## 15 - 16 Buckingham Street

### London

### WC2N 6DU

### Newly refurbished office suites:

6<sup>th</sup> floor – 2,780 Sq Ft

1<sup>st</sup> floor - 4,888 Sq Ft

- **Bright office floors with superb River Views over The Thames and Victoria Embankment Gardens**
- **Both fitted and open plan options**
- **Excellent transport links to Embankment, Charing Cross and Waterloo**
- **Immediately available**



**OFFICE FLOORS AVAILABLE ON A CATEGORY A OR FITTED BASIS**

**2,780 – 7,668 Sq Ft**





**Burdett House**  
**15 - 16 Buckingham Street**  
**London**  
**WC2N 6DU**





# Burdett House

15 - 16 Buckingham Street  
London  
WC2N 6DU





# Burdett House

## 15 - 16 Buckingham Street

### London

### WC2N 6DU

#### LOCATION

Burdett House is located at the southern end of Buckingham Street with superb views overlooking Victoria Embankment Gardens and The Thames. Within a 2 minute walk from both Embankment Underground (Bakerloo, Circle, District and Northern lines) and Charing Cross Stations (National Rail, Bakerloo and Northern)

#### AMENITIES

- Fan coil air conditioning
- Raised floors
- Metal ceilings with integral lighting
- River views with excellent natural light
- Manned reception
- Private shower on each floor
- Male and female demised toilets on each floor
- 2x 7 person passenger lifts
- Underground parking and bike store

#### ACCOMMODATION

FLOOR	SIZE (Sq. Ft.)	STATUS
6 <sup>th</sup>	2,780	Available
5 <sup>th</sup>	3,407	Under Offer
1st	4,888	Available
<b>TOTAL</b>	<b>7,668</b>	

#### RENT

£65.00 per sq. ft. per annum exclusive

#### RATES

Approx. £26.22 per sq. ft. payable

#### SERVICE CHARGE

Approx. £11.00 per sq. ft. payable.

Viewings by arrangement through joint sole agents Noble Harris and BNP Paribas Real Estate:-

**Matthew Noble**  
[mnoable@nobleharris.co.uk](mailto:mnoable@nobleharris.co.uk)  
020 7291 6142  
079 8099 1214

**Carl Dobrin**  
[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)  
020 7291 6141  
075 4507 7959

**Jake Doffman**  
[jdoffman@nobleharris.co.uk](mailto:jdoffman@nobleharris.co.uk)  
020 7291 6144  
079 0408 2118



# Burdett House

## 15 - 16 Buckingham Street

### London

### WC2N 6DU



#### 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 deciding 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