



Warwick House, 25-27
Buckingham Palace Road,
London, SW1W 0PP

OFFICES TO RENT
2,138 - 6,473 SQ FT

tuckerman.co.uk
020 7222 5511



Amenities

Raised Floors

Smart entrance hall

Air conditioning

Communal showers & bike storage

CAT A & B floors available

Refurbished common parts

LED lighting

Ready to use fibre connections

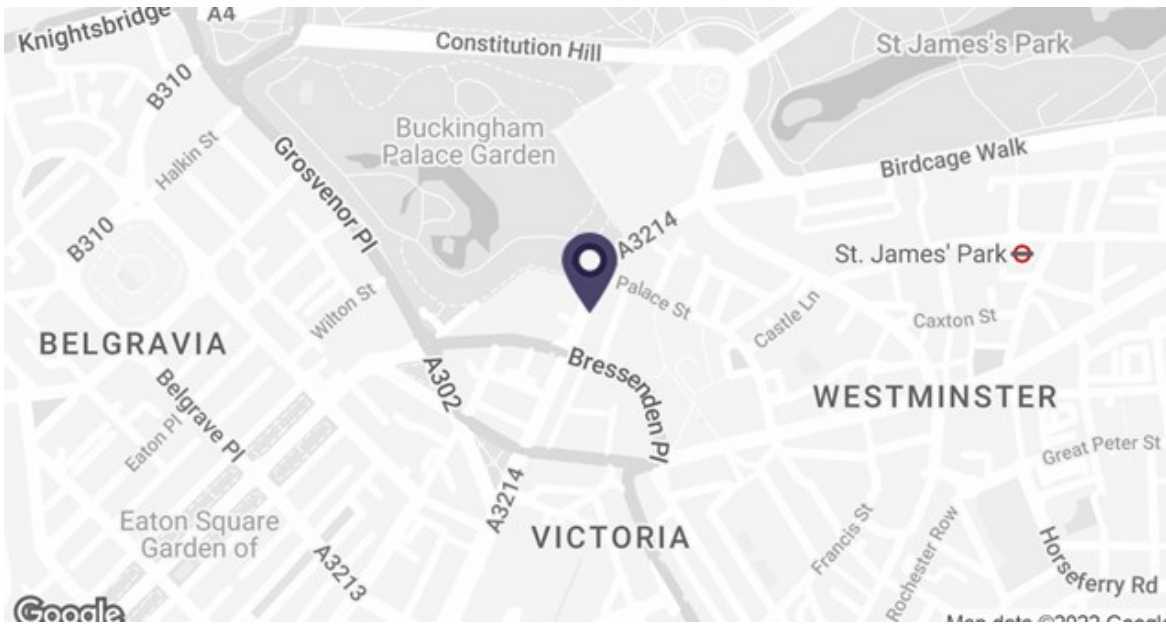
Large communal roof terrace



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Part 4th (CAT A)	2,175	£72.50	£30.50	£13.26	£252,865.50	£21,072.13	Available
Part 3rd (Fully Fitted)	2,160	£85.00	£30.13	£13.26	£277,322.40	£23,110.20	Available
Part 2nd (Part Fitted)	2,138	£72.50	£30.89	£13.26	£249,397.70	£20,783.14	Available
TOTAL	6,473						

*all figures are approximate and exclusive of VAT



Description

CAT A & Fully Fitted Office Suites to Let Moments From Buckingham Palace

The building is located moments from Buckingham Palace and benefits from excellent transport links being a 3 minute walk to Victoria Overground and Underground stations (District & Circle lines, Victoria line).

The Part 2nd floor is available now and is in a fitted condition. The Part 3rd and Part 4th floor are being delivered in brand new CAT A and CAT A plus in September 2023. There is a very large shared roof terrace at 5th floor level with views toward Buckingham Palace.

Further Information

Lease Information

New lease(s) are available direct from the Landlord.

Rent

£72.50 - £85.00 per sq ft.

Rates

£30.18 - £30.89 per sq ft.

Guy Bowring

Tuckerman

07831 185728

gbowring@tuckerman.co.uk

Grace Phillips

Tuckerman

07561 852 667

gphillips@tuckerman.co.uk

Service Charge

£13.26 per sq ft.

EPC

The premises has an EPC rating within Band B.

Scott Fisher

Tuckerman

07890 572225

sfisher@tuckerman.co.uk

Harriet De Freitas

Avison Young

020 7911 2994

harriet.defreitas@avisonyoung.com

Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.