

**10 Buckingham Place
London SW1E 6HX**

**Grade A offices
To let**

Fully refurbished air-conditioned office accommodation in an attractive period building with a range of amenities.

Available on a new commercial lease
OR an all-inclusive flexible basis.

**ANDREW
REEVES**



10 Buckingham Place London SW1E 6HX

Amenities

- Attractive reception area
- Second floor has demised kitchen and WC
- Fully refurbished in 2023
- Fibre-enabled
- Air-conditioning and heating
- Shower facilities & bike storage
- Passenger lift
- Communal landscaped courtyard
- Two communal kitchens
- Shared meeting room by appointment (*a charge may apply*)
- Service charge includes utilities and telecoms



Floor areas and asking rent

Floor	Size (sq ft)	Rent (psf)	Rent (pa)	Srv. Charge (psf)*	Bus. Rates (psf) *	Total (pa)*	Total (pcm)*	Availability
Ground	513	£70.00	£35,910	£17.00	£24.50	£57,200	£4,767	Let
Ground	140	£80.00	£11,200	£17.00	£24.50	£17,010	£1,418	Available
1st	1,006	£65.00	£65,390	£17.00	£24.50	£107,139	£8,928	Let
2nd	967	£65.00	£62,855	£17.00	£24.50	£102,986	£8,582	Available

*All figures approximate and exclusive of VAT

Ground & Second floor, 10 Buckingham Place, London SW1E 6HX



81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ

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Location: Buckingham Place comprises an excellent office location, being both very quiet and just moments from the heart of Victoria and St James's. London Victoria station is a 3 minute walk away and St James's station (Victoria Line) is a 5 minute walk. Victoria has seen considerable redevelopment in recent years notably the Nova development as well as various new schemes along Victoria Street. The area enjoys a wide range of high-quality amenities. Buckingham Palace is a 3 minute walk to the north.

Description: 10 Buckingham Place comprises an attractive Victorian building with rear courtyard. The Grade A offices have access to a shared, reception with meeting room and concierge, a shared meeting room, wi-fi, air conditioning and heating, shared kitchens, shower facilities and demised WCs. The property has been recently fully refurbished to a high standard. The second floor includes its own kitchen and demised WCs. Office furniture may be available.

All-inclusive basis: The offices are also available on an all-inclusive basis to include new furniture, AV screens, telecoms support, tea & coffee, etc.

All enquiries and for viewings: James Reeves MRICS james.reeves@andrewreeves.co.uk / 07940570969 / 02078811340

Photos:



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Floorplans (note that only the small Ground Floor office and whole of the Second Floor is available):



These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.

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