

21 Buckingham Gate Westminster London, SW1E 6LS

STRUTT
& PARKER

C. 3,100 SQ FT SELF CONTAINED OFFICE BUILDING

LOCATION

The property is located on the west side of Buckingham Gate equidistant from Birdcage Walk and Petty France. St James's Park Underground Station is a 6 minute walk away giving access to Circle and District Lines while Victoria Station is a 9 minute walk away giving additional access to Victoria and mainline train services.

ACCOMODATION

A self-contained office building currently undergoing extensive refurbishment to an exacting standard and due to complete summer 2017.

The building benefits from the following amenities:

- Air conditioning
- LED lighting
- Raised floors
- Showers & bicycle storage
- Passenger lift

The approximate* floor areas are as follows:

4 th Floor	553 sq ft	51.4 sq m
3 rd Floor	623 sq ft	57.9 sq m
2 nd Floor	608 sq ft	56.5 sq m
1 st Floor	650 sq ft	60.4 sq m
G Floor	441 sq ft	41.0 sq m
LG Floor	226 sq ft	21.0 sq m
Total	3,102 sq ft	51.4 sq m

*Floors will need to be measured on completion of works

TERMS

A new lease from the landlord for a term to be agreed.

RENT

Guiding £70.00 psf

RATES

To be confirmed

EPC RATING

To be confirmed



FOR FURTHER INFORMATION

Please contact sole agents Strutt & Parker:

Percy Clarke: 020 7318 5019 / 07826 672 309

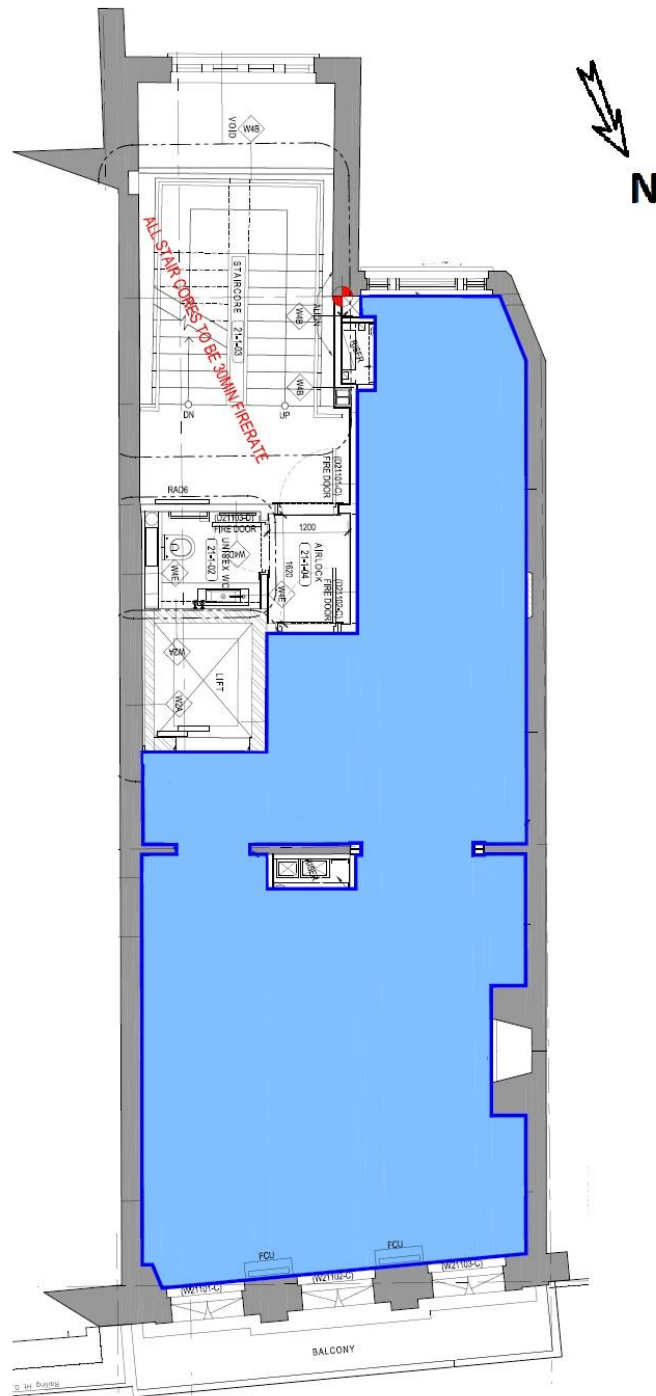
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Email: alex.walters@struttanparker.com

SUBJECT TO CONTRACT- May 2017

Typical upper floor plan below. For illustrative purposes only.



Buckingham Gate

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