

TO LET

COREP

Colliers

Available Immediately



111 Buckingham Palace Road, Victoria, SW1W 0SR

Part 4th Floor, 7,780 sq ft

Summary

- | | | | |
|------------------------|------------------------------|----------------------------------|-----------------------------------|
| → New, Grade A offices | → In the heart of Victoria | → Flexible leases from 12 months | → 7,780 sq ft |
| → Manned Reception | → Fully fitted / Plug & Play | → Cycle Storage and Showers | → Available Immediately |
| → 24 Hour Access | → Brand new fit out | → WiredScore Gold | → Quoting Rent - £72.50 per sq ft |

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Matt Swash: 07980 905185

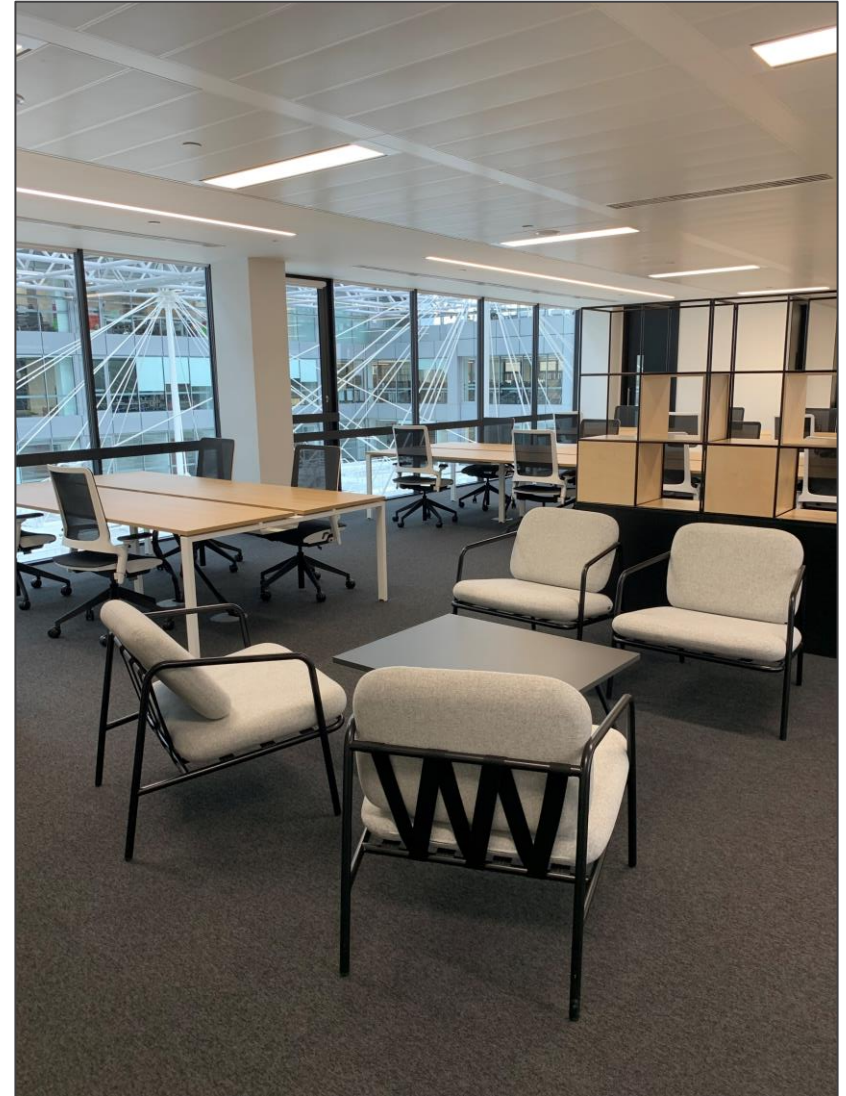
Dominic Hoole: 07711 768225

Charles Montgomery: 07769 336538



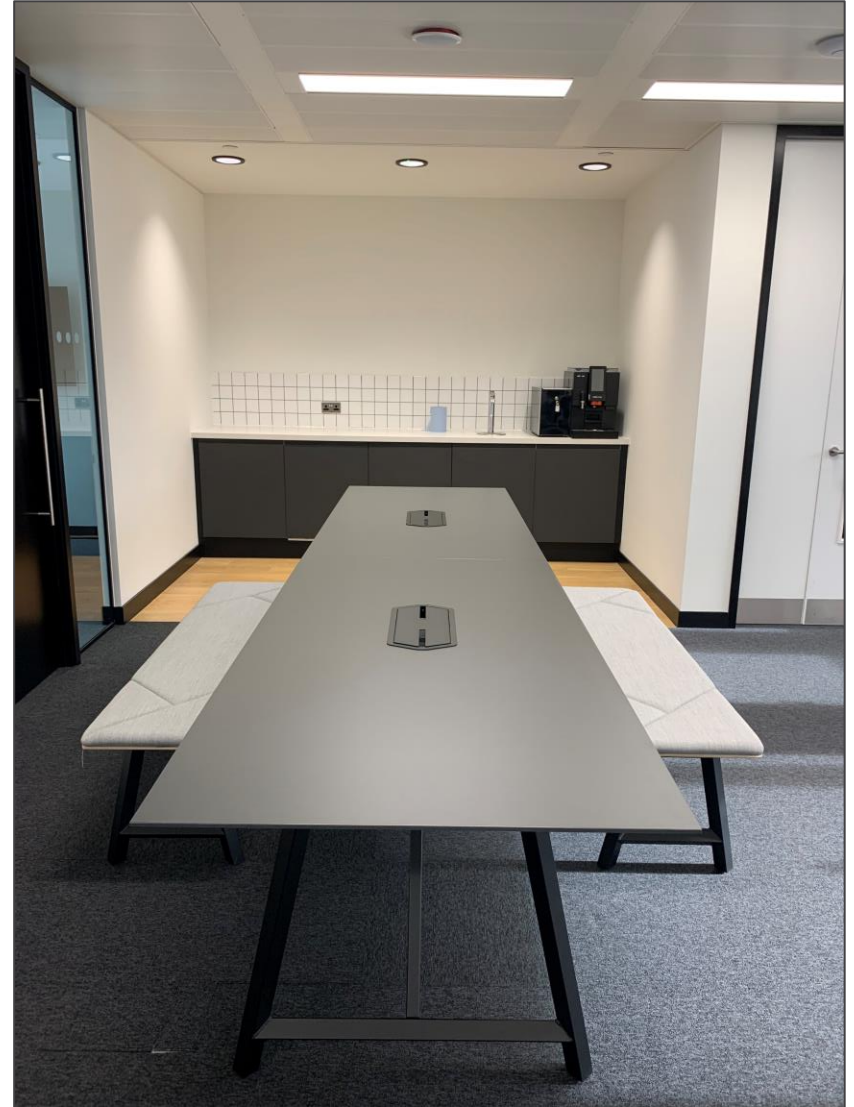
Disclaimer

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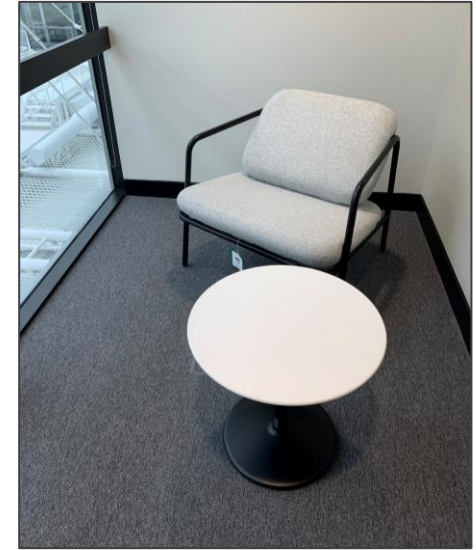
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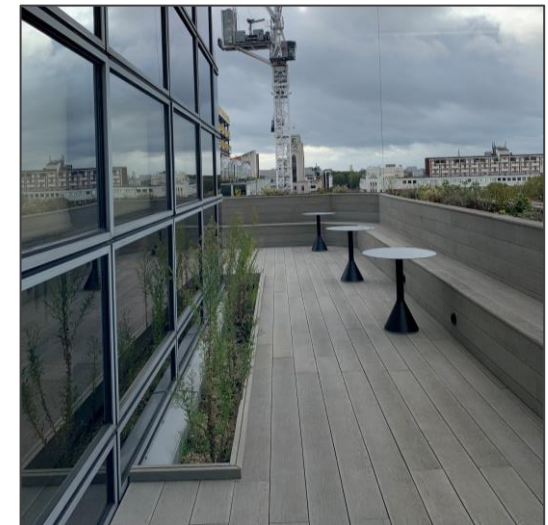
Current Itinerary

The part 4th floor has recently been fitted by our client and is available immediate for occupation.

The space was fully fitted by our client at the end of 2021 but has not yet been occupied so is brand new. We are able to offer flexible leases for a term from 12 months onwards.

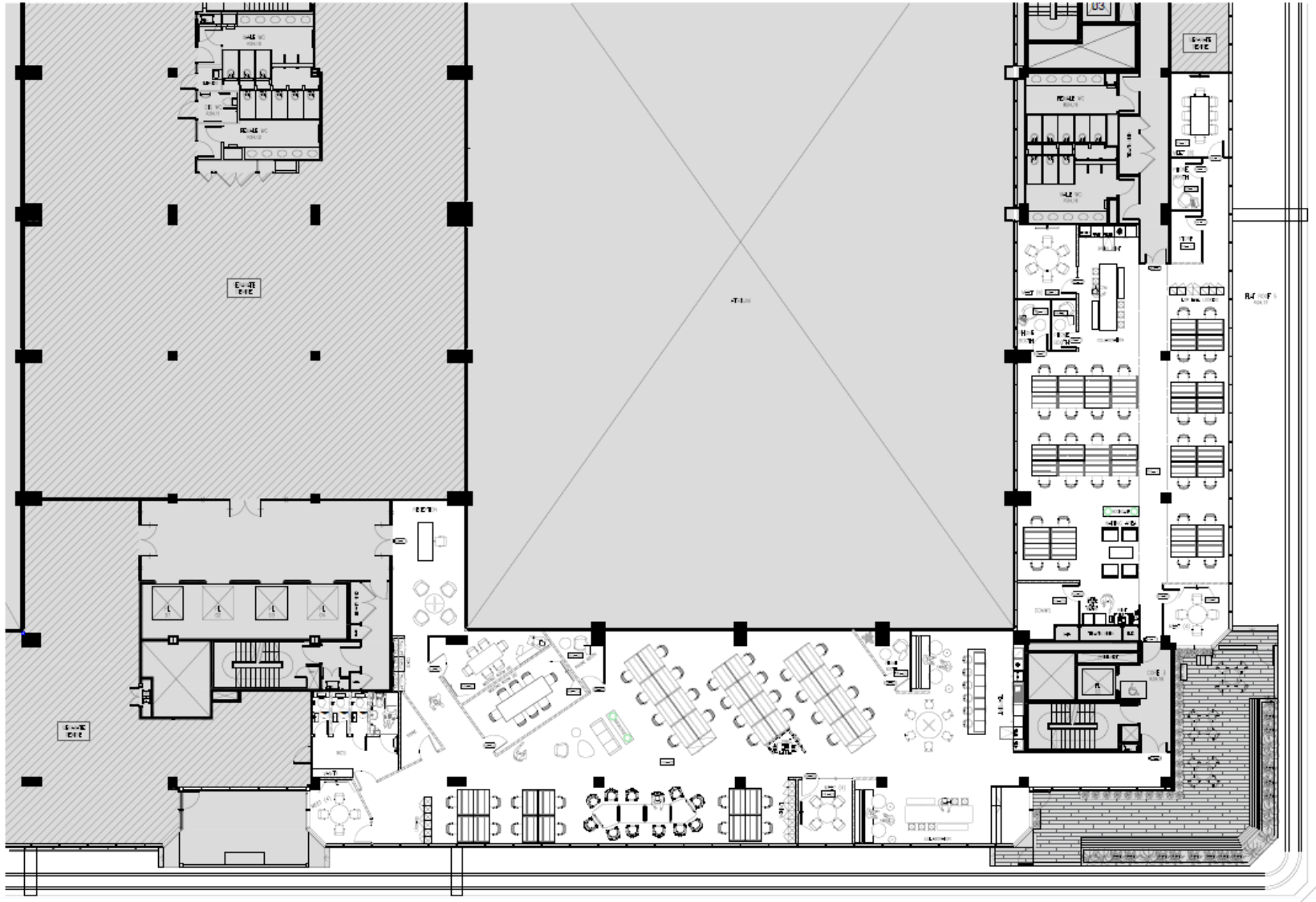
The planned configuration will include:

- Up to 66 fixed desks
- Hot Desk areas
- A large kitchen area
- X7 fixed meeting rooms
- X 4 fixed meeting booths
- Sperate server and store rooms
- Several Informal breakout areas
- Male / female w/c's on the floor plate



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111 Buckingham Palace Road

Part 4th Floor

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Location

Situated in the heart of Victoria, 111 Buckingham Palace Road is landmark building that offers grade A office accommodation with excellent on and off site amenities.

The building is situated on top of Victoria Station which provides quick and easy access to the London Underground Network, National Rail Network and Gatwick Express.

The building is already home to a host of national and international occupiers including The Telegraph Group, Superbet and iRobot.

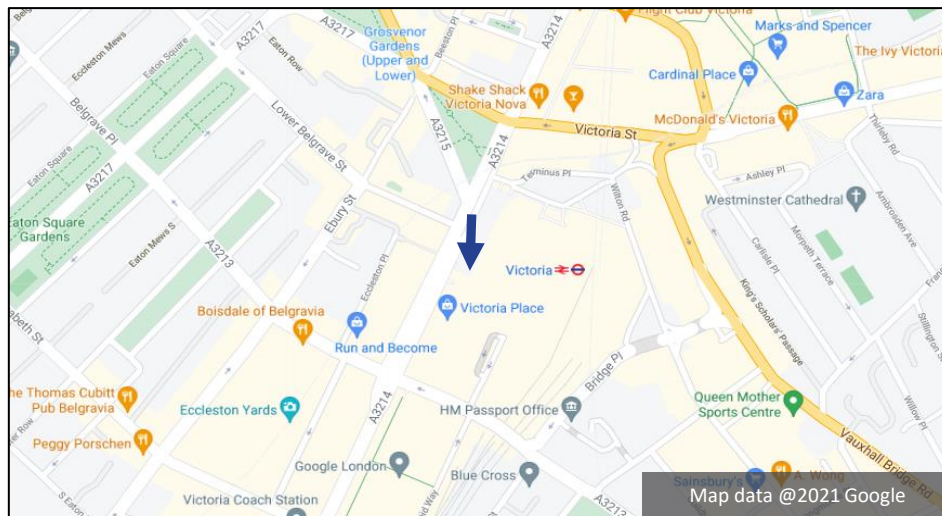
Description

111 Buckingham Palace Road is one of the best office locations in Victoria following a comprehensive refurbishment of some of the common facilities within the building.

The high quality reception area leads into the new Sky Lobby and Café area which is available to all occupiers.

111 Buckingham Palace Road's base specification include:

- New Grade A accommodation
- Full access raised floor
- Metal tiled suspended ceiling with recessed LED lighting
- Recently refurbished / manned reception
- 24 hour access
- a/c throughout
- Personnel lifts
- Cycle storage with showers
- WiredScore Gold



Terms

A new sublease available for a term of years to be agreed from 12 months onwards.

Passing Rent	Business Rates	Service Charge	TOC
£72.50 per sq ft	£27.06 sq ft	£16.40 sq ft	£115.96 sq ft

Legal Costs

Each party to bear their own legal costs.

Viewings

Sean Cleaver
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