

**146 Buckingham  
Palace Road, London,  
SW1W 9TR**

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HIGH END MANAGED OFFERING  
FROM FLEX BY GROSVENOR





## Description

146 Buckingham Palace Road offers flexible workspace to Tenants inclusive of a wide range of amenities, including bookable meeting rooms, break out space and a large private terraced garden.



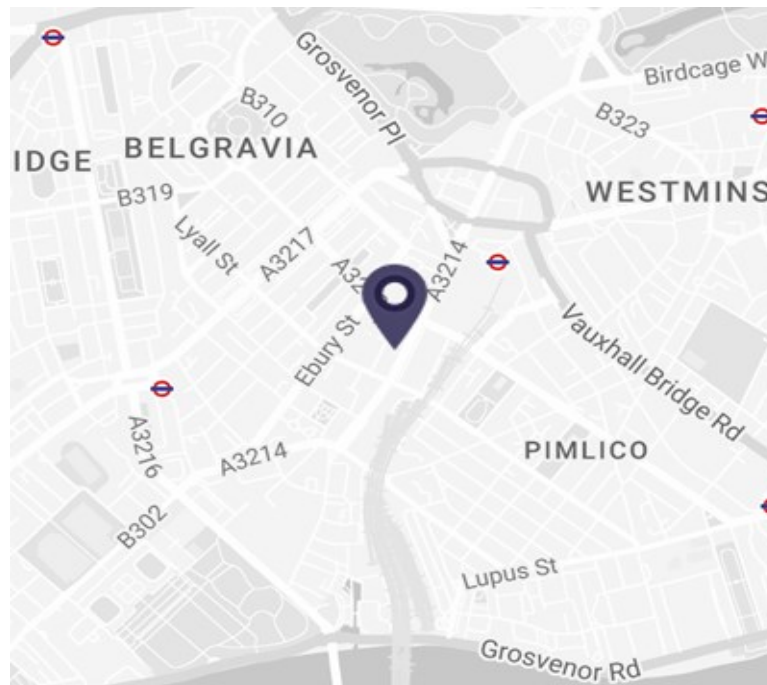




## Location

Conveniently located close to Victoria overground and underground stations, London's gateway to the south, these flexible offices are ideal for commuters. St James's Park and Hyde Park Corner stations are also only a few minutes walk away. This central location offers easy access to the many shops, restaurants, bars, clubs, theatres and hotels found in the area. Nearby Belgravia with its chic shopping and first-rate dining options is the ideal place to entertain clients.

The business centre is also a short walk from Pimlico with its grand squares and Regency architecture as well as Westminster with its historic landmarks, including the Palace of Westminster, Buckingham Palace, Westminster Abbey and Westminster Cathedral.



## Amenities

- Lockable private office with 24/7 access
- Bookable meeting rooms
- Free printing up to 400 pages per month
- Free Wi-Fi
- Complimentary beverages
- Registered business address
- Handling of your post and deliveries
- Networking and social events
- Showers & bike racks
- Dog friendly

## Accommodation

Unit	Rent (PCM)	Bus. Rates (PCM)	Srv. Charge (PCM)	Total Cost PA	Availability
Office LG 02 15 workstations, phone booth, partition	£15,105.00	Inc.	Inc.	£181,260.00	Available
Office LG 03 7 workstations, direct access to communal garden terrace	£5,565.00	Inc.	Inc.	£66,780.00	Available
Office 1.01: 8 Workstations	£6,792.00	Inc.	Inc.	£81,504	Available
Office 1.02: 10 Workstations	£6,990.00	Inc.	Inc.	£83,880.00	Available
Office 1.03: 12 Workstations	£10,188.00	Inc.	Inc.	£122,256.00	Available
Office 1.04: 2 Workstations	£1,698.00	Inc.	Inc.	£20,376.00	Available
Office 3.01 13 Workstations	£12,720.00	Inc.	Inc.	£152,640.00	Available
Office 4.02 6 Workstations	£6,792.00	Inc.	Inc.	£81,504.00	Available

### TOTAL

#### Contacts

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#### Lease Information

Flexible leases on a term by arrangement.

#### Rent

£5,565 - £15,105.00 pcm.

#### Service Charge

Inclusive.

#### Rates

Inclusive.

#### EPC

Available on request.

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 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