

**128 Buckingham  
Palace Road, London,  
SW1W 9SA**

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HIGH END MANAGED OFFERING  
FROM FLEX BY GROSVENOR





## Description

With six floors of high quality office space ranging from 7-15 person offices, 128 Buckingham Palace Road offers flexible workspace to Tenants inclusive of four bookable meeting rooms, two kitchens, break out lounge, several phone booths and a large outdoor terrace.







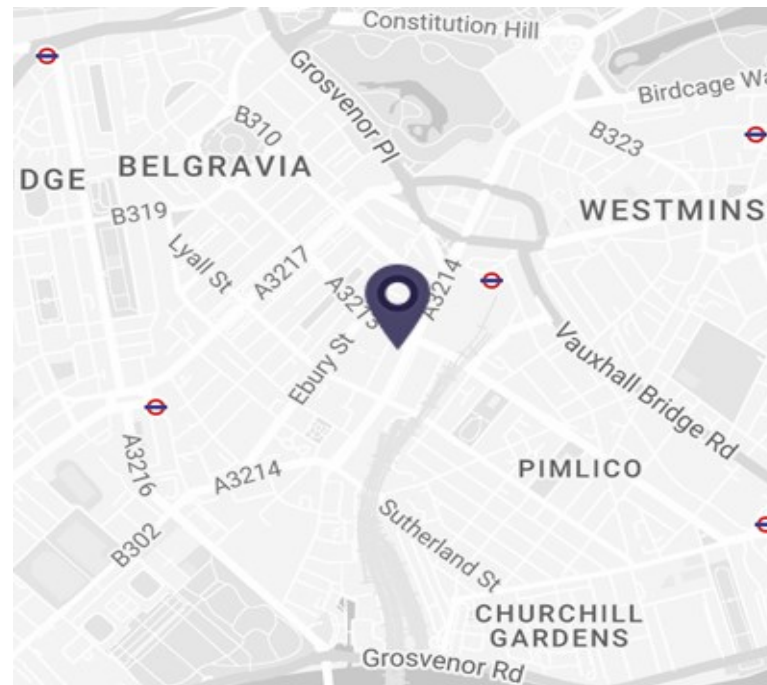
## Amenities

- 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

## 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.



## Accommodation

Unit	Size (PSF)	Rent (PCM)	Bus. Rates (PCM)	Srv. Charge (PCM)	Total Cost PA	Availability
Office 1.01 (18 workstations, tea point, breakout)	722	£14,980.00	Inclusive	Inclusive	£179,760	Under Offer
Office 2.03 (14 workstations)	511	£11,186.00	Inclusive	Inclusive	£134,232	Available
Office 3.02 (15 workstations)	511	£11,235.00	Inclusive	Inclusive	£134,820	Available
Office 3.03 (14-18 workstations, phone booth, break out)	705	£15,282.00	Inclusive	Inclusive	£183,384	Under Offer
Office 4.02 (12 workstations, phone booth, breakout)	461	£10,188.00	Inclusive	Inclusive	£122,256	Under Offer
Office 3.03 (14-18 workstations)	705	£14,382.00	Inclusive	Inclusive	£172,584	Available
<b>TOTAL</b>	<b>3,615</b>					

\*all figures are approximate and exclusive of VAT

### Contacts

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### Lease Information

Flexible leases on a term by arrangement.

### Rent

£5,943.00 - £17,138.00 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 H 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