



Office To Let

## Warwick House

27 Buckingham Palace Road, London, SW1W 0PP

Newly Refurbished Office Floors ranging from 1,313 - 2,135 sq ft - Fully Fitted

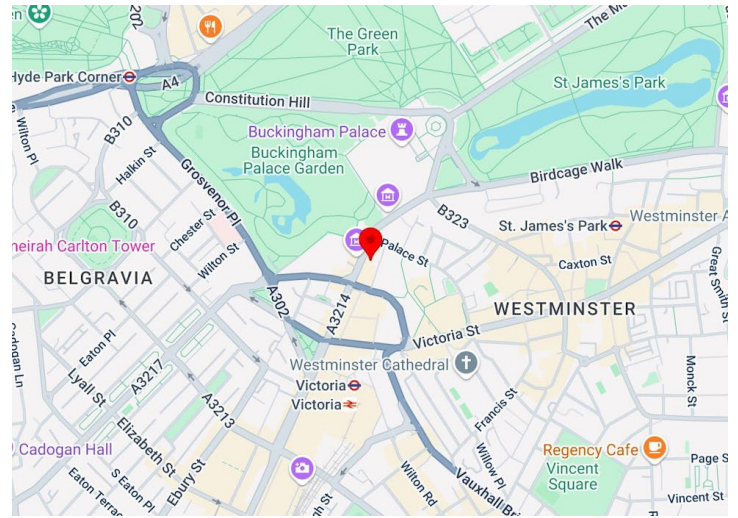
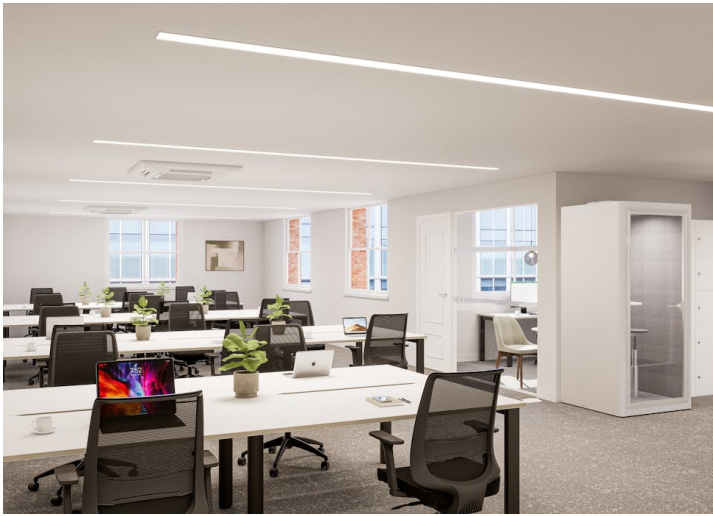
1,313 to 2,135 sq ft (121.98 to 198.35 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	1,313 to 2,135 sq ft / 121.98 to 198.35 sq m
Rent	£77.50 - £87.50 per sq ft
Rates Payable	£31.50 per sq ft
Service Charge	£14.26 per sq ft
EPC	B

## Description

The available floors are located on the 1st, 2nd and 5th floors of the building, access is via a communal hallway and lift lobby that have been extensively refurbished – providing contemporary and fully fitted office suites behind an attractive period building façade.

The building has a large communal roof terrace with views across Victoria, whilst the 5th floor benefits from a private roof terrace. The cycle and shower facilities have recently been refurbished to provide best in class end of trip facilities.

Warwick House is located a short walk from Victoria Station and is surrounded by fantastic tenant amenities, including the restaurant of Nova Food Quarter, Waitrose and Gail's to name a few.

## Location

Both Victoria Mainline and Underground, and St James Park underground station are a short walk, providing easy access to the Victoria Line and District & Circle Lines, as well as the Bus Station and Victoria Mainline Services.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	2,120	196.95	Coming Soon
2nd	2,135	198.35	Coming Soon
1st - Front	1,313	121.98	Coming Soon
<b>Total</b>	<b>5,568</b>	<b>517.28</b>	



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