



BUCKINGHAM PALACE ROAD



FULLY-FITTED OFFICE SPACE SITUATED IN A PRIME VICTORIA LOCATION

On site café & restaurant



AVAILABLE FROM:
4,420 – 26,861 SQ FT*

* Approximate figures

**EXCELLENT NATURAL LIGHT,
PROVIDING FANTASTIC VIEWS
ACROSS CENTRAL LONDON**



Business lounge



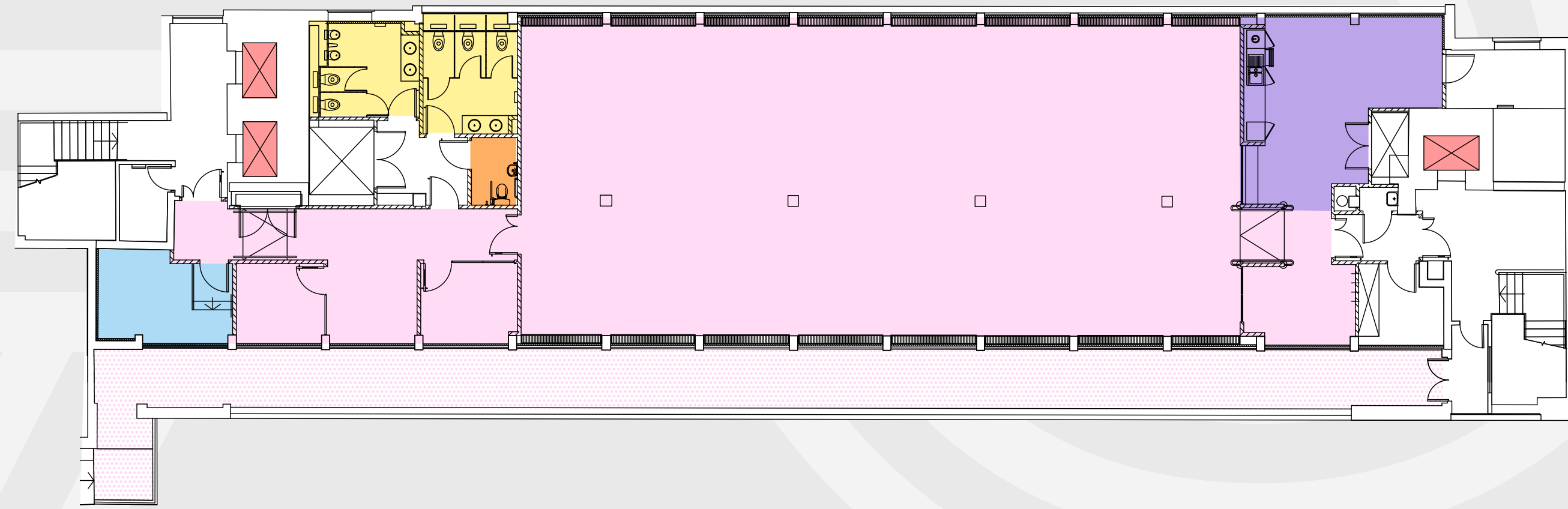
FLOOR PLANS

157-197

BUCKINGHAM PALACE ROAD

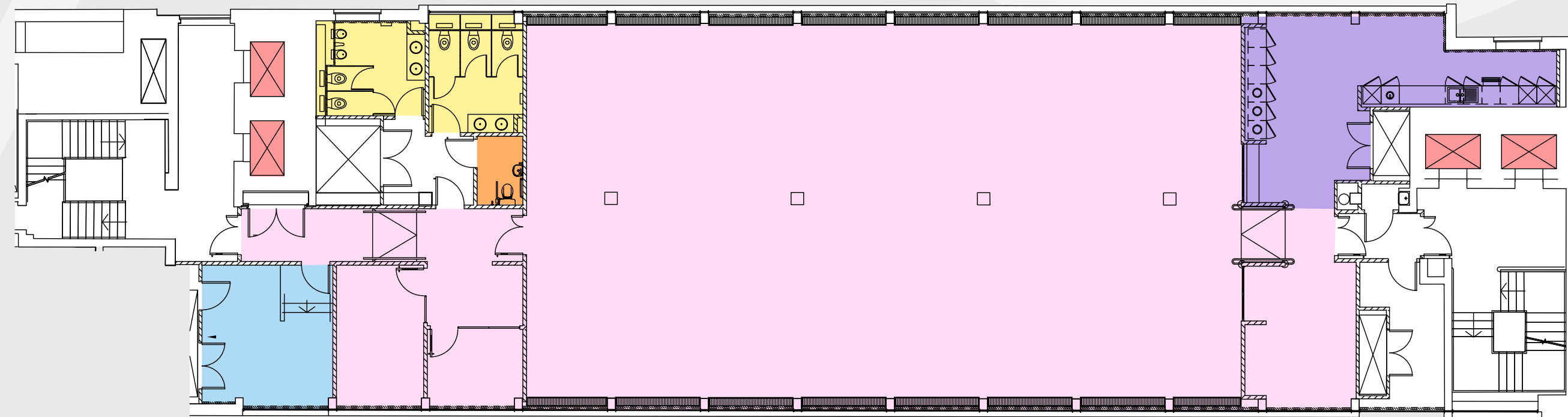
6TH

3,556 sq ft
330.4 sq m



5TH

4,428 sq ft
411.4 sq m



● Workspace
 ● Kitchenette
 ● Toilets
 ● Accessible WC
 ● Lifts
 ● Server
 ● Core

Plans are not to scale. For indicative purposes only.

AVAILABILITY

Floor	Sq Ft	Sq M	Status
South Wing - 6th floor	3,556	330.4	LET
South Wing - 5th floor	4,428	411.4	Available
South Wing - 4th floor	*4,239	*393.8	Available
South Wing - 3rd floor	*4,225	*392.5	Available
South Wing - 2nd floor	*4,235	*393.4	Available
South Wing - 1st floor	*4,220	392.0	Under Offer
North Wing - 1st floor	*5,514	*512.3	Available
Total	30,417	2,825.8	

*Subject to measurement survey

SPECIFICATION:

- Fully fitted – “Plug in & Go”
- Excellent natural light
- Air conditioning
- Raised access floor
- Passenger lifts
- Meeting rooms available to rent
- On-site Café & Restaurant
- On-site gym facilities
- Drop-in business lounge
- Cycle storage and shower facilities
- Manned reception / commissionaire
- Auditorium available to rent

LOCAL AREA

Belgravia



Barry's GYM

157-197 Buckingham Palace Road is prominently situated on the corner of Buckingham Palace Road at its junction with Elizabeth Bridge Road adjacent to Victoria Mainline Station (Circle, District and Victoria lines), allowing easy access to Westminster, Green Park, Oxford Circus, South London and the City.

The location provides immediate access to a wealth of amenities from restaurants and bars, to retail shops and gyms.

Chelsea



Eccleston Yards

Green Park

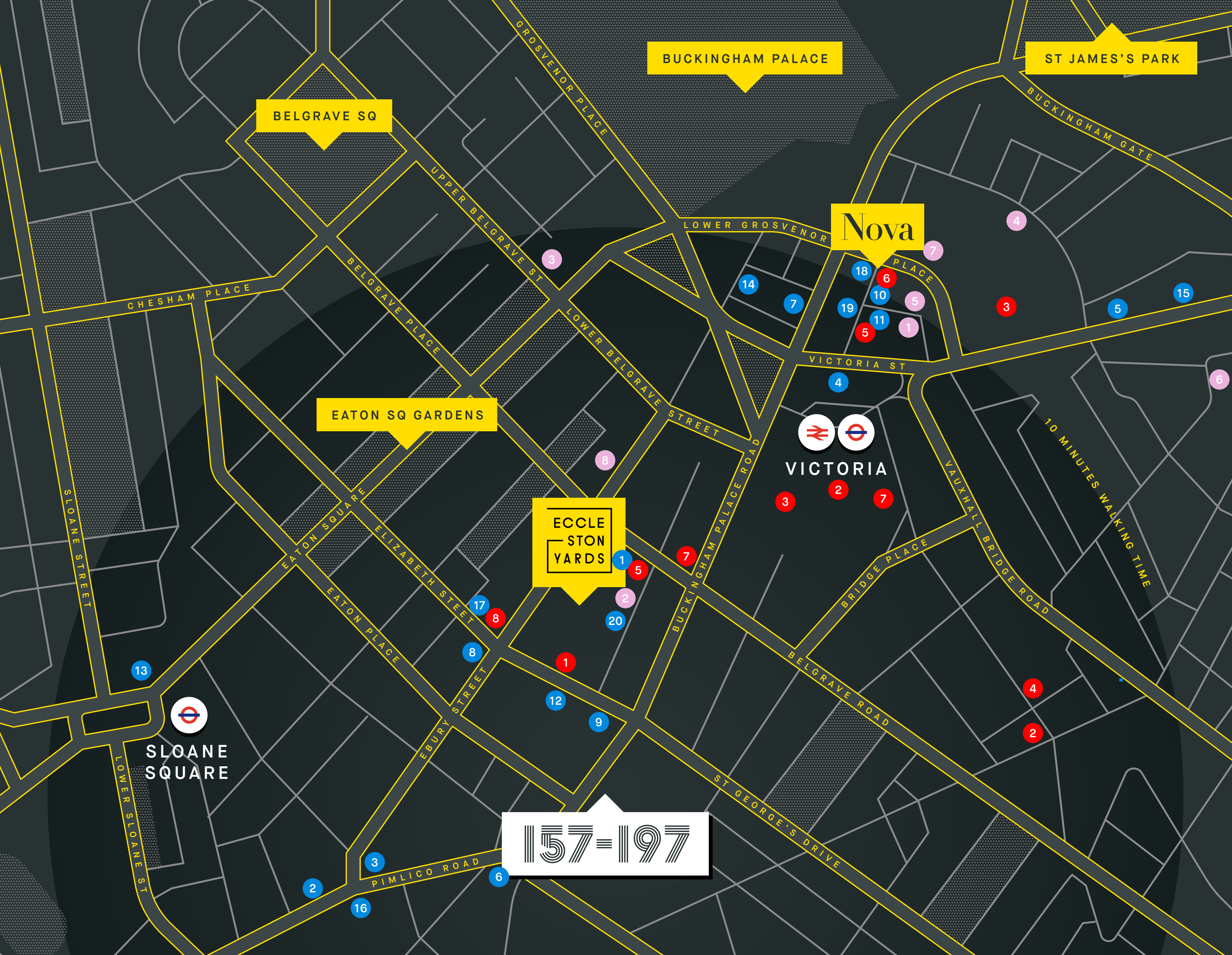


Peggy Porschen



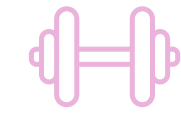
St James's Park

LOCAL AMENITIES



Coffee

1. Black Sheep Coffee
2. Café Nero
3. Costa
4. Hatch 77
5. Ole & Steen
6. Notes
7. Starbucks
8. Tom Tom Coffee House



Wellness

1. 1Rebel
2. Barry's
3. Body Doctor Health & Fitness
4. City Athletic Victoria
5. Flight Club
6. Gym Box
7. H2 Clubs
8. White Room Fitness



Drinking & Dining

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Boisdale of Belgravia 2. Daylesford Organic 3. La Poule Au Pot 4. Market Hall Victoria 5. M Victoria 6. No 11 Pimlico Road 7. Pizza Pilgrims 8. Peggy Porschen 9. Pret A Manger 10. Rail House 11. Stick'n'sushi | <ol style="list-style-type: none"> 12. The Athenian 13. The Botanist 14. The Goring Cocktail Bar 15. The Ivy Victoria 16. The Orange Public House + Hotel 17. The Thomas Cubitt Belgravia 18. Timmy Green 19. Vagabond 20. Wild by Tart |
|---|--|

FURTHER INFORMATION

TERMS

A new sublease(s) is available for a term by arrangement.

Financial terms on application.

VAT

The property is not elected for VAT.

EPC

The EPC rating for the premises is C 60.

Subject to contact.

VIRTUAL TOURS

VISIT

www.157-197bpr.co.uk



Auditorium and meeting rooms available to hire

157-197

VIEWING STRICTLY BY APPOINTMENT:

Carter Jonas

Anders Horwood

anders.horwood@carterjonas.co.uk

020 7106 0732

07836 246 049

Ed Caines

ed.caines@carterjonas.co.uk

020 7016 0724

07966 188 632

William Edwards

william.edwards@carterjonas.co.uk

020 7518 3329

07425 632 467

IMPORTANT INFORMATION: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2023. Design by Studio185.london | 229