



Newly Refurbished Office
Floors from 2,150 sq ft -
Fully Fitted and Part
Fitted available

- Communal Roof Terrace
- Fully Refurbished
- New A/C
- Raised Floors
- Available CAT A or CAT A +
- Cycle Storage & Showers

Warwick House

27 Buckingham Palace Road, London, SW1W 0PP

**AVISON
YOUNG**



Summary

Available Size	2,135 to 6,470 sq ft / 198.35 to 601.08 sq m
Rent	£75.00 - £85.00 per sq ft
Rates Payable	£31.50 per sq ft
Service Charge	£14.15 per sq ft
EPC	B

Property Highlights

The available floors are located on the 2nd, 3rd and 4th floors of the building, access is via a communal hallway and lift lobby that have been extensively refurbished – providing contemporary office suites behind an attractive period building façade.

The building has a large communal roof terrace with views across Victoria. 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
4th - CAT A or Fitted	2,175	202.06	Available
3rd - Fitted	2,160	200.67	Available
2nd - Part Fitted	2,135	198.35	Available
Total	6,470	601.08	



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Amenities & Specifications

- _ Number of Passenger lifts: 1
- _ Full Access Raised floors: Yes
- _ Floor Type: Full access raised floor
- _ Ceiling: Suspended metal Panel ceiling
- _ Central heating: Yes
- _ Air conditioning: Yes
- _ Excellent natural light: Yes
- _ Lighting: Yes
- _ Lighting Type: Integral LG7
- _ Cabling: Yes
- _ 24 hour access: Yes
- _ Building Reception: No
- _ On-site security: No
- _ Kitchen: Yes
- _ Kitchenette: Yes
- _ Outdoor space: Yes
- _ Showers: Yes
- _ Washrooms: Demised
- _ Cycle Lockers: Yes
- _ Internal Cycle Storage (capacity): 20