

58 BUCKINGHAM GATE LONDON, SW1



SELF-CONTAINED BUILDING, WITH GREAT POTENTIAL, AVAILABLE ON FLEXIBLE TERMS

**678 – 16,389 SQ FT
(62 – 1,523 SQ M)**

LOCATION

No. 58 is located midway along Buckingham Gate, on the south side, in between its junction with Seaforth Place and Spenser Street. St James's Park Tube Station (District & Circle Lines) is a short walk to the east and Victoria Station (District, Circle and Victoria Underground Lines and Mainline services) is a short walk to the west.

In addition to the numerous shops and cafes on Buckingham Gate, any occupier would benefit from the wealth of amenities Victoria Street and the ever improving SW1 village has to offer. A large amount of significant new development and regeneration are improving offerings and services for tenants within the area, in addition, there still remains a strong traditional and historical presence through St James's Park, Buckingham Palace and Westminster Abbey nearby.

DESCRIPTION

We are able to offer the building in its entirety, the front and rear individually or, in the front building (Buckingham Gate) on a floor by floor basis. The front building is due to be refurbished to a high standard, ready for occupation in Q1 2016. The rear building is to be let in its current condition.

We are flexible as to permitted uses, subject to planning, for the rear building, however the front building is to be let as B1 office accommodation. For tenants looking for a small, presentable office suite, we can provide this in the front buildings, for tenants looking for a large self-contained building, centrally located, this is also achievable through taking the entire building.

AMENITIES

- AIR-CONDITIONING (PART)
- RAISED FLOORS (PART)
- SHOWER FACILITIES (TO BE INSTALLED)
- SELF-CONTAINED
- CENTRAL LOCATION
- LOADING BAY (TO REAR)
- PERIOD FEATURES (FRONT BUILDING)
- EXCELLENT NATURAL LIGHT
- BASEMENT STORAGE

ACCOMMODATION

REAR BUILDING

Floor	Office (Sq Ft)	Storage (Sq Ft)
LG	-	2,723
G	4,370	667
1	2,647	107
2	775	1,797
Total	7,792	5,294

020 7222 5511

www.tuckerman.co.uk

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enquiries@tuckerman.co.uk

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FRONT BUILDING

Floor	Office (Sq Ft)	Storage (Sq Ft)
LG	-	-
G	678	-
1	893	-
2	893	-
3	839	-
Total	3,303	-

Total	16,389	1,523
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LEASE

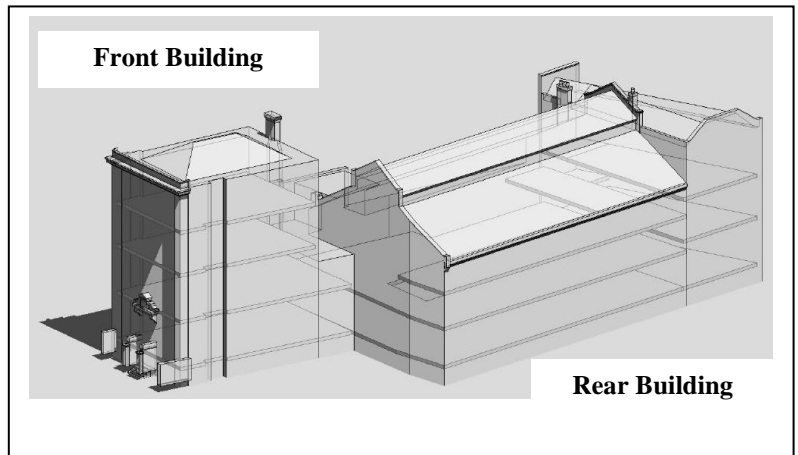
A new lease is available, for a term to be arranged.

RENT

Upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



VIEWINGS

By appointment through joint agents:

TUCKERMAN – 020 7222 5511

Harry Cormack – hcormack@tuckerman.co.uk

Mark Fisher – mfisher@tuckerman.co.uk

CUSHMAN & WAKEFIELD – 020 7935 5000

James Taylor – janes.taylor@eur.cushwake.com

Toby Comerford – toby.comerford@eur.cushwake.com

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