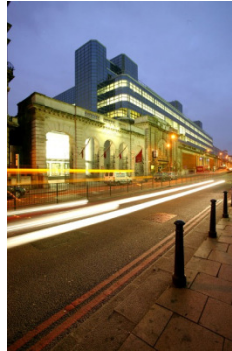


**111 BUCKINGHAM PALACE ROAD, VICTORIA, SW1
3,980 - 12,695 SQ FT (368.7 - 1,179 SQ M) TO LET
(Or potentially 22,951 sq ft*)**



LOCATION

111 Buckingham Palace Road is opposite Belgrave House (Google's office) and effectively above Victoria Mainline Railway Station and shopping Centre. It is in a very convenient, prominent and central location in the heart of Victoria. Transport facilities are unrivalled in terms of rail, underground, coach, bus and taxi's all being minutes away.

DESCRIPTION

The reception of 111 Buckingham Palace Road is quite stunning. It includes a security level at ground floor with double height and bespoke lighting from which one can access the private "Sky Lobby" which features an "in house" café and restaurant. Other tenants include The Telegraph, The Metropolitan Police and uSwitch. The available space is of a Grade A specification and has been finished in a contemporary style.

AVAILABILITY

Part 4 th Floor	12,695 sq ft	(1,179 sq m)
Part 4 th floor	8,715 sq ft	(810 sq m)
Part 4 th floor	3,980 sq ft	(370 sq m)

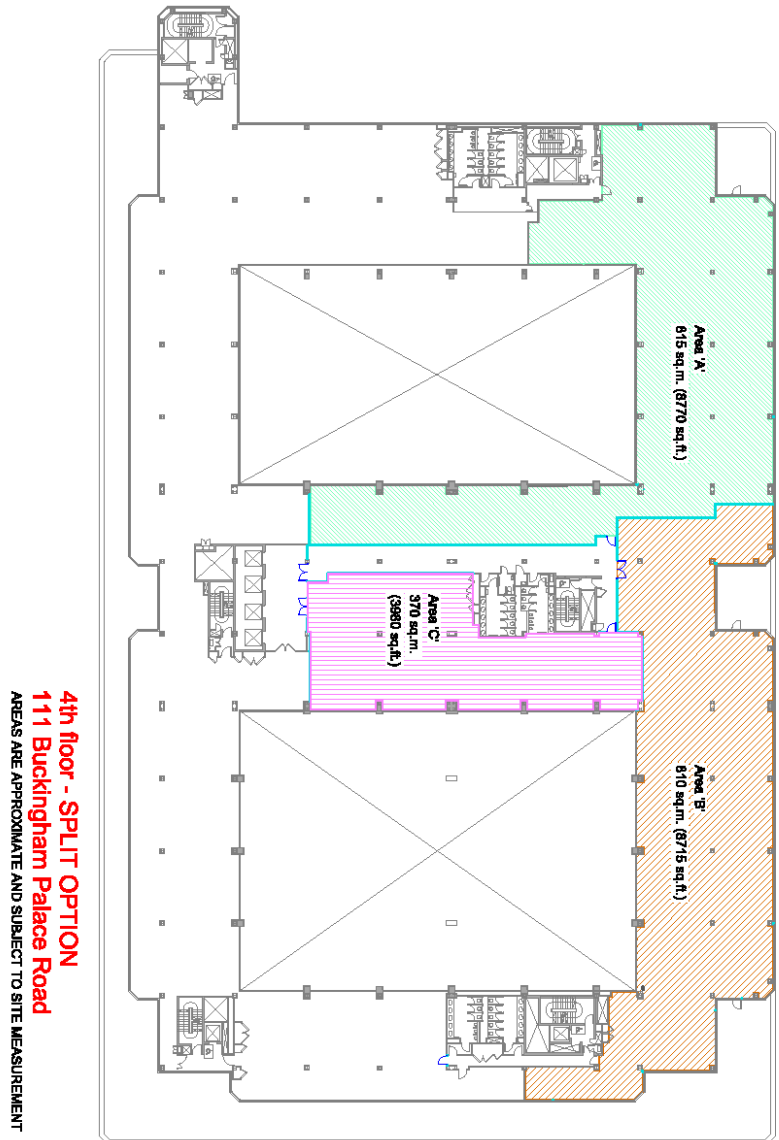
(*The entire demise on the 4th floor is 22,951 sq ft. Whilst it is not the main intention to assign the whole, consideration will be given to serious proposals.)

AMENITIES

- Grade A Specification
- Air conditioning and Raised floors
- Small Power, voice and data cabling insitu
- Use of Sky Lobby and other building facilities
- Onsite parking for cars and bikes (by way of a licence through the Landlord)

Lease	Flexible term by way of a sublease until November 2016.
Rent	Upon application subject to term. As a guide £40.00 per sq ft per annum exclusive.
Rates	Estimated at £14.00 per sq ft.
Service Charge	£11.00 per sq ft.

Part 4th Floor Plan (please note: areas to be let are Area B & C, or combined), Area A is occupied.



VIEWINGS

Strictly by appointment with the sole letting agents:-

Jason Hanley
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e: jhanley@monmouthdean.com

Sam Collins
t: 020 7025 1395
e: scollins@monmouthdean.com

Subject to Contract February 2010