

7 BUCKINGHAM STREET LONDON WC2N 6BX

LOWER GROUND FLOOR - 350 SQ FT

ECONOMIC REFURBISHED LOWER GROUND FLOOR CLOSE TO CHARING CROSS UNDERGROUND STATION

LOCATION

The building is located on the western side of Buckingham Street close to the bustling area of Trafalgar Square.

It is extremely close to the vibrant area of the Strand with excellent high end shops and restaurants.

The area is extremely well served by public transport with Charing Cross (Bakerloo & Northern Lines and South Eastern Overground Trains) and Embankment Underground Station (Circle & District Line) within an easy walking distance.

DESCRIPTION

The part Lower Ground comprises c. 350 sqft currently arranged to provide open plan accommodation.

The office also benefits from a demised Kitchen and 1x WC.

AMENITIES

Private WCs	Private Kitchen
24 hour access	Excellent transport links
Phone Entry System	Passenger Lift
Perimeter trunking	Recently refurbished



TERM

A new lease is available for a term to be agreed, the lease will be granted outside of the provisions of the Landlord and Tenant Act 1954 which relates to security of tenure and compensation.

PRICE

£20,000 per annum all-inclusive.
(Includes rents, rates, service charge and utilities)



**7 BUCKINGHAM STREET
LONDON
WC2N 6BX**

EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately



Viewings strictly through The Noble Harris Partnership:

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