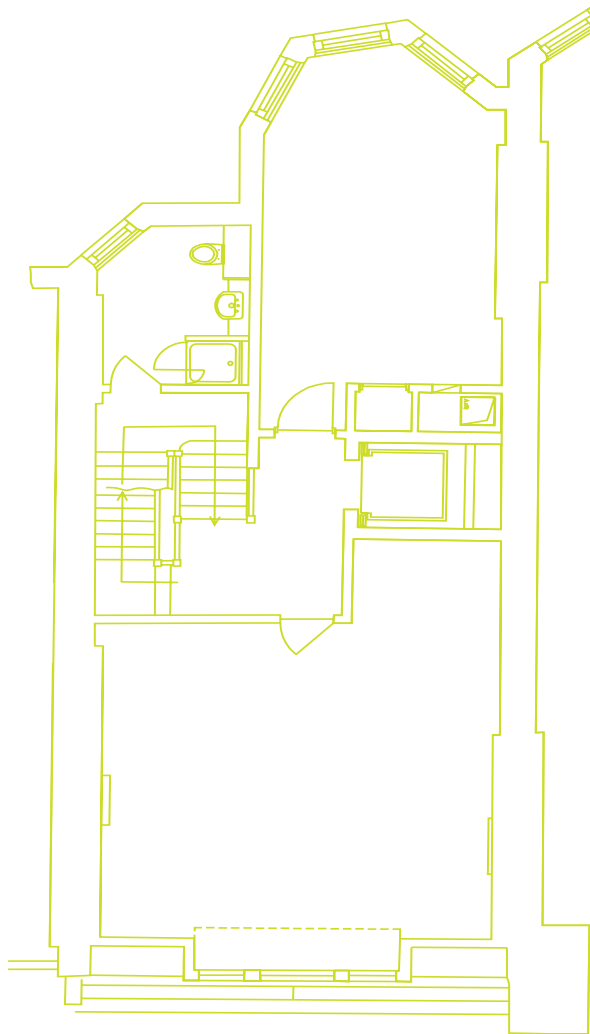


# 152 | BUCKINGHAM PALACE ROAD

AVAILABLE IN UNITS FROM 530 SQ. FT.

FLOOR AREAS	SQ.FT	SQ.M
4th Floor	530	49.24
3rd / 4th Floor Mezzanine	69	6.43
3rd Floor	646	60.01
Ground Floor	UNDER	OFFER
<b>TOTAL</b>	<b>1,245</b>	<b>115.68</b>



TYPICAL FLOOR PLAN

## AMENITIES

- Recently redecorated
- 6 person passenger lift
- Attractive period features
- Gas fired central heating
- Fresh air ventilation with a cooling capacity
- Kitchenette facilities
- Access to private walled garden

## TERMS

- £35 per sq ft per annum exclusive of all outgoings
- Leases until 24 March 2015, with a Landlord's break clause on 13 November 2011
- Excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended)
- Available immediately on completion of legal formalities

## CONTACT

For further details and an appointment to view, please contact:

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jstern@mellersh.co.uk

[www.grosvenoroffices.co.uk](http://www.grosvenoroffices.co.uk)