

Property Particulars

SELF-CONTAINED EDUCATIONAL HEADQUARTERS BUILDING

7,919 SQ FT (735.69 SQ M) APPROX

TO LET

12 BUCKINGHAM STREET, LONDON WC2



Location

This distinguished building is situated on the western side of an attractive cul-de-sac running down to Embankment Gardens from John Adam Street. The property is located in a highly accessible position being within close walking distance to both Charing Cross and Embankment Underground Stations, together with a number of bus routes which pass along nearby on the Strand.

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Description

The available accommodation comprises a self-contained Headquarters Grade I Listed Educational Building with F1 Consent. The property has been used for many years as an international language school and has been divided up to provide a number of classrooms of various sizes.

The property has the following approximate net internal floor areas:

Lower Ground Floor Storage – 189 sq ft

Lower Ground Floor – 1,312 sq ft

Ground Floor – 1,721 sq ft

First Floor – 1,367 sq ft

Second Floor – 1,385 sq ft

Third Floor – 1,185 sq ft

Fourth Floor – 760 sq ft

TOTAL - 7,919 sq ft approx. (735.69 sq m)



Amenities

- Automatic passenger lift.
- Gas fired central heating.
- Attractive entrance hall.
- Two small outside terrace areas.
- Carpeting.
- Fitted student theatre.

Lease

A new lease direct from the owner is available for a term by arrangement.

Alternatively, the owner may consider a sale of their Freehold interest. Details upon request.

Planning

In 1996, planning permission was granted for a dual educational and office use of the lower ground to third floors. The property could also be suitable for alternative uses subject to obtaining the necessary planning consents.

Rent

£47.50 psf exclusive.

VAT

The building is not elected so therefore **NO VAT** is payable.

Rates

Approx £20.83 psf for 2022/23. Interested parties are asked to verify with the City of Westminster.

EPC - Energy Rating C.

Legal costs

Each party to be responsible for their own costs.

Possession

Immediate upon completion of legal formalities.

Viewing

Strictly via sole agents **Stephen Warren Associates Limited**

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