milesyard.london

MILES YARD

VAUXHALL SW8 1RP

COMMERCIAL SALE & INVESTMENT OPPORTUNITY

27,457 SQ FT

Ground floor rental income with vacant upper floors.

EXECUTIVE SUMMARY.

Of interest to investors and owner occupiers

Miles Yard is an exceptional investment opportunity offering a combination of secure income and clear potential for growth. Located in the heart of one of London's most exciting regeneration zones, the newly-built property is well-placed to benefit from rising tenant demand and ongoing investment in the area.

WATCH VIDEO

CURRENT INCOME:	£130,538 per annum
VACANT SPACE:	23,337 sq ft across five upper floors
TOTAL SIZE:	27,457 sq ft
TENURE:	Freehold
OFFERS IN EXCESS OF:	£12,250,000

LOCATION

BATTERSEA POWER STATION
U.S EMBASSY
WEMBLEY STADIUM
HYDE PARK
WESTMINSTER CATHEDRAL
VAUXHALL PARK
WESTMINSTER ABBEY
BT TOWER
VICTORIA
PIMLICO
BATTERSEA PARK
VAUXHALL
NINE ELMS
MILES YARD
VAUXHALL

PROPERTY OVERVIEW.

Miles Yard is a newly built, six-storey Grade A office building located in the heart of Vauxhall, offering a combination of secure income and significant potential for value enhancement.

This property also includes ownership and access to a rooftop sports pitch and a private communal garden, further enhancing its amenities and investment appeal.

Excellent opportunity for investors seeking a part-income-producing asset with flexible asset management options.

BUILDING:	Six-storey commercial property plus basement amenities and rooftop multi-use games area
CURRENT INCOME:	£130,538 per annum (from ground floor)
VACANT SPACE:	23,337 sq ft across five upper floors (typical floors c. 4,690 sq ft)
TENURE:	Freehold
LOCATION:	Zone 1, minutes from Vauxhall Station

FULLY FITTED 4TH FLOOR – CAT A+

KEY INVESTMENT HIGHLIGHTS.

IMMEDIATE INCOME STREAM

The ground floor is fully let to ViewSonic Europe Ltd, generating a secure rental income of £130,538 per annum exclusive.

SIGNIFICANT VALUE POTENTIAL

The five vacant upper floors (23,337 sq ft) provide scope for leasing or owner-occupation.

PRIME LONDON LOCATION

Located in Vauxhall, Zone 1, benefiting from the £15 billion Nine Elms regeneration, with excellent connectivity and growing tenant demand.

ASSET MANAGEMENT OPPORTUNITIES

+ Additional CAT A + fitted space.
+ Further splits and customisation of floor plates.
+ Possession of the whole building.
+ Coworking /serviced office provisions.
+ Potential to convert to different uses such as residential, educational or leisure, subject to planning (STP)

EXCEPTIONAL MODERN SPECIFICATION AND FACILITIES.

FULL SPECIFICATION:

+ EPC: A – 24
+ BREEAM 'Excellent' rating
+ VRF fan coil air conditioning system
+ Strip LED lighting
+ Full access raised floors
+ Finished floor-to-ceiling heights of up to 3 metres
+ Two x 13-person passenger lifts serving all floors
+ CCTV, video entry and door access control systems
+ 50 cycle spaces
+ 5 showers, 75 lockers, 18 self-drying cabinets
+ Occupational density of 1 person per 10 sq m

STRIP LED LIGHTING

SUSTAINABILITY BREEAM 'EXCELLENT'

GENEROUS FLOOR TO CEILING HEIGHTS OF UP TO 3 METRES

HIGH SPEED BROADBAND

PRIVATE COMMUNAL GARDEN

VRF FAN COIL HEATING & COOLING

BEST-IN-CLASS END OF JOURNEY FACILITIES

MULTI USE GAMES AREA

SECONDARY ENTRANCE FOR CYCLING / RUNNING COMMUTERS

TENANCY DETAILS.

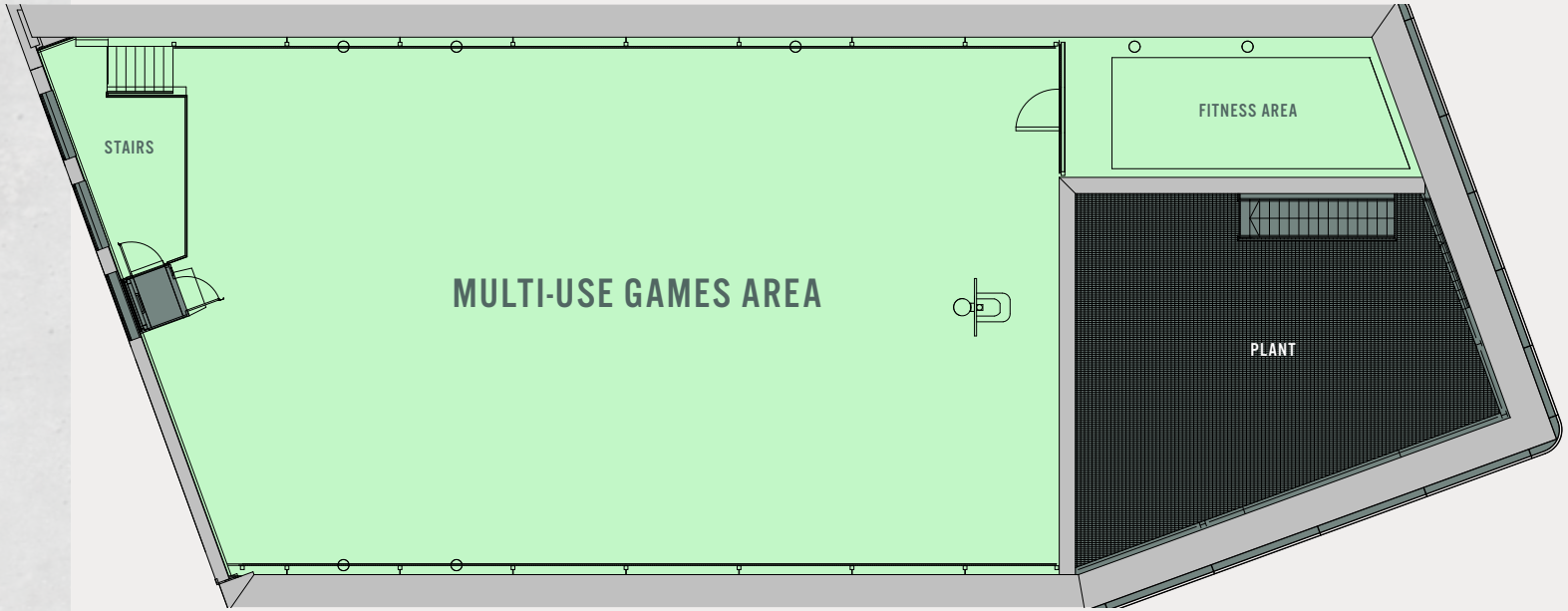
GROUND FLOOR LET TO **VIEWSONIC EUROPE LTD**

LET AREA:	3,481 sq ft
RENT:	£130,538 per annum exclusive
LEASE TERM:	5 years commencing 22 December 2023
BREAK CLAUSE:	Tenant break at year 3 (6 months' notice required)
RENTAL INCENTIVES:	Eight months' half rent if the tenant does not exercise the break option
RENT REVIEWS:	Annual uplifts tied to the Retail Price Index (RPI)
DEPOSIT HELD:	£78,322.50
LEASE TYPE:	Full Repairing and Insuring (FRI) equivalent, managed via service charge.

Founded in 1987, ViewSonic is a globally recognised leader in visual display technology, producing monitors, projectors, and interactive displays. Operating in over 100 countries, ViewSonic is a trusted brand in sectors such as education, business, and entertainment.

The company's European operations are headquartered in London, reflecting their long-term commitment to the UK market. Their presence at Miles Yard underscores the asset's appeal to high-quality occupiers.

TENANCY DETAILS.



ROOF

MULTI-USE GAMES AREA

Rooftop Sports Pitch (MUGA) let to Downing Students (Miles Lambeth) LP Inc.

The multi use games area is a community amenity that can be booked through a third party.

RENT:
Peppercorn rent.

LEASE TERM:
999 year lease commencing 31 October 2023.

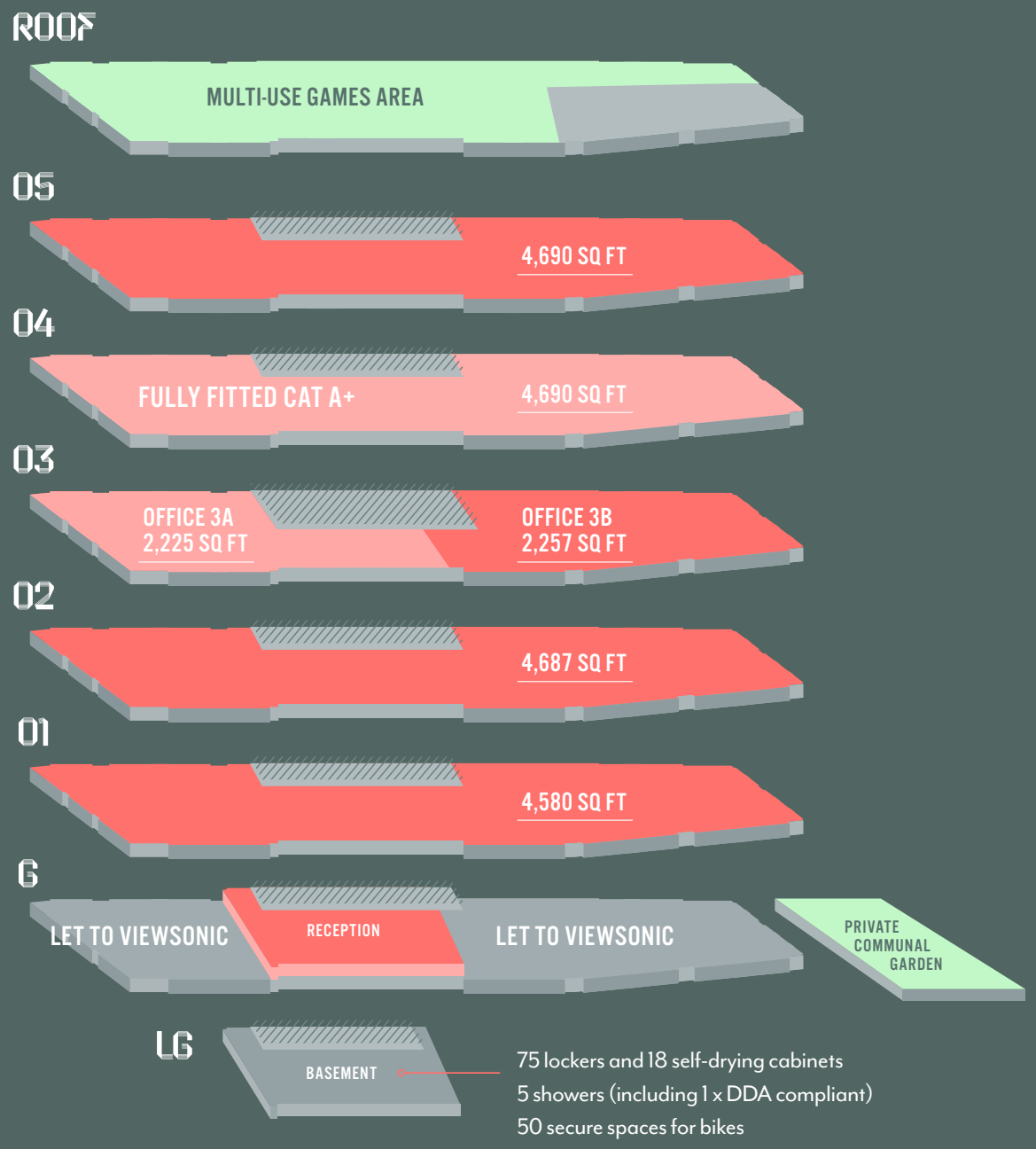
Tenant responsible for business rates and outgoings.

SIX FLOORS OF EFFICIENT SPACE.

Miles Yard is a substantial commercial building offering versatile business space across six floors, plus a roof top multi-use games area – with significant potential for value enhancement.

SCHEDULE OF AREAS

	SQ FT	SQ M
5TH FLOOR	4,690	436
4TH FLOOR FITTED CAT A+	4,690	436
3RD FLOOR - 3A	2,225	207
3RD FLOOR - 3B	2,257	210
2ND FLOOR	4,687	435
1ST FLOOR	4,580	426
GROUND FLOOR LET TO VIEWSONIC	3,481	323
TOTAL	27,457	2,550



FLOOR PLANS

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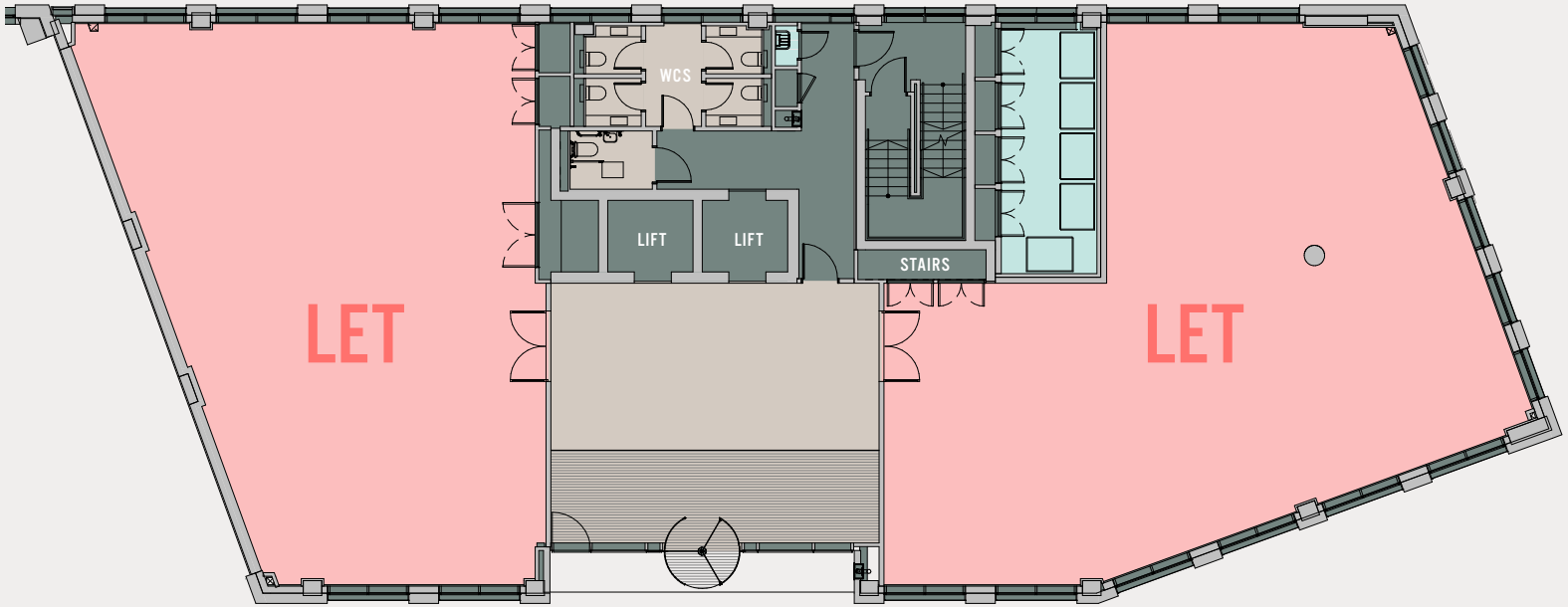
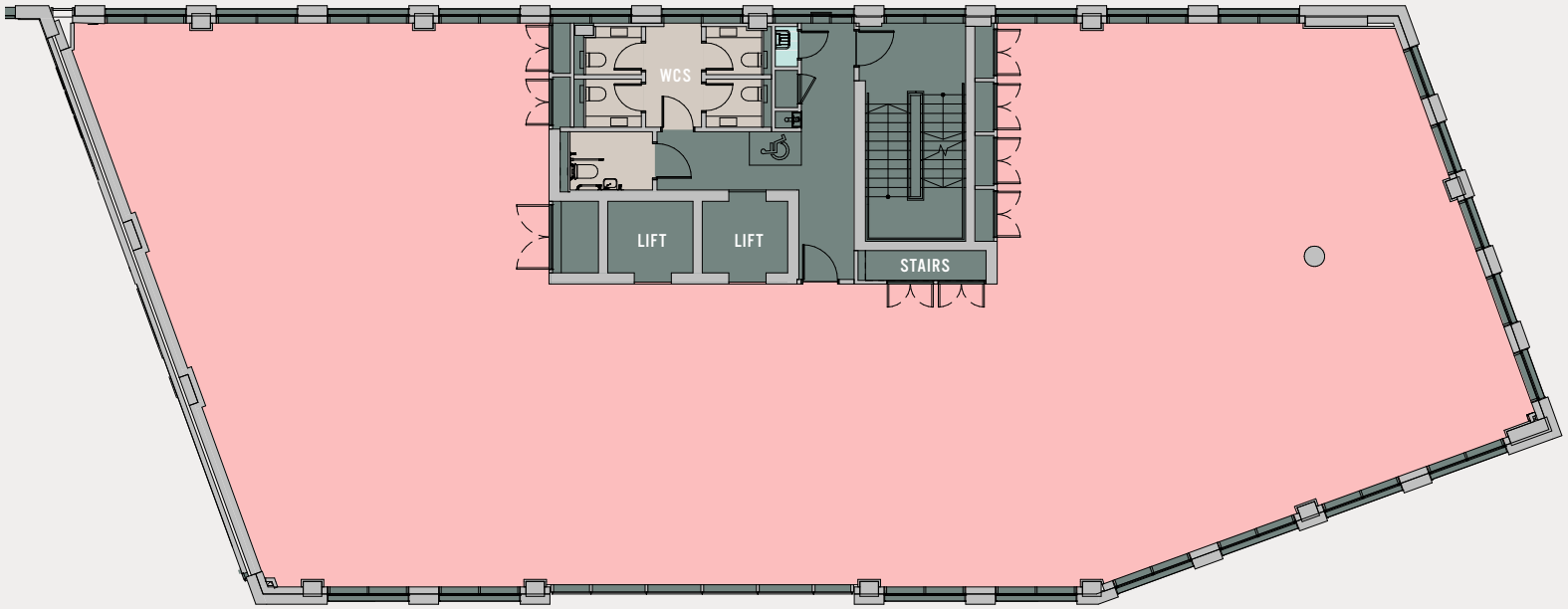
LET TO VIEWSONIC

3,481 SQ FT
323 SQ M



01

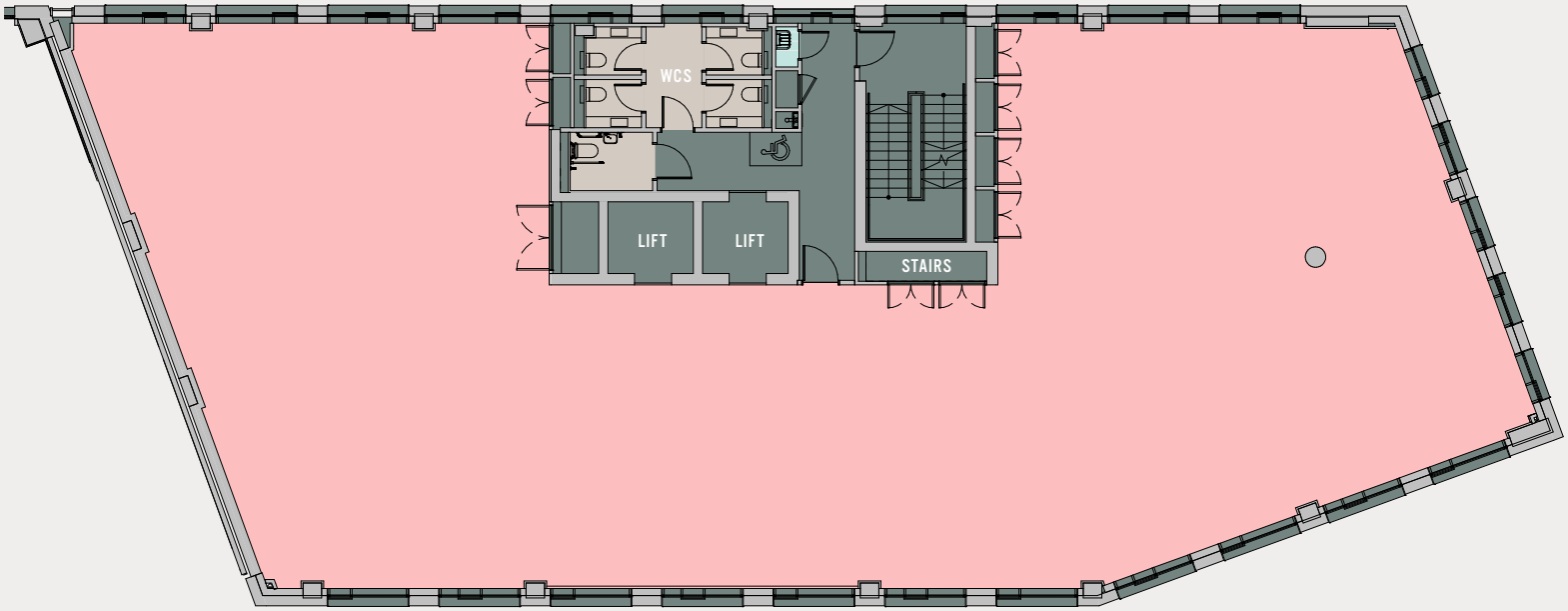
4,580 SQ FT
426 SQ M



FLOOR PLANS

02

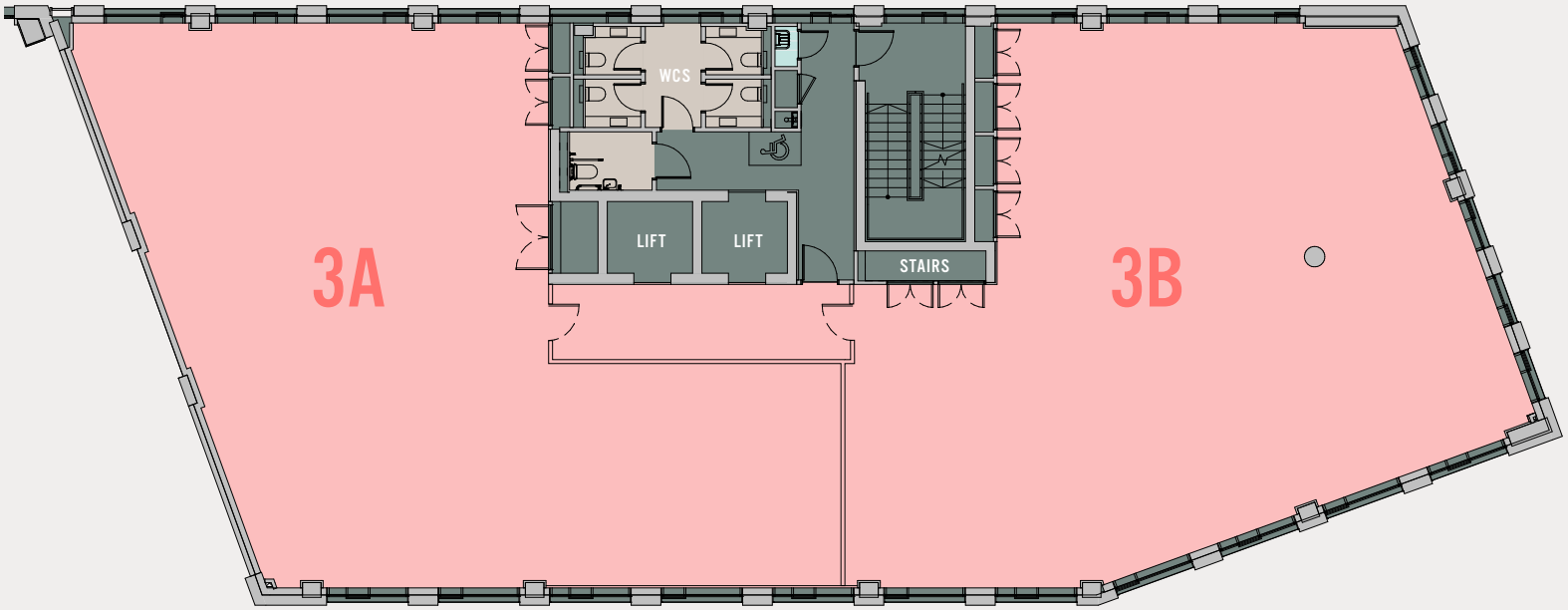
4,687 SQ FT
435 SQ M



03

3A: 2,225 SQ FT
207 SQ M

3B: 2,257 SQ FT
210 SQ M



FLOOR PLANS

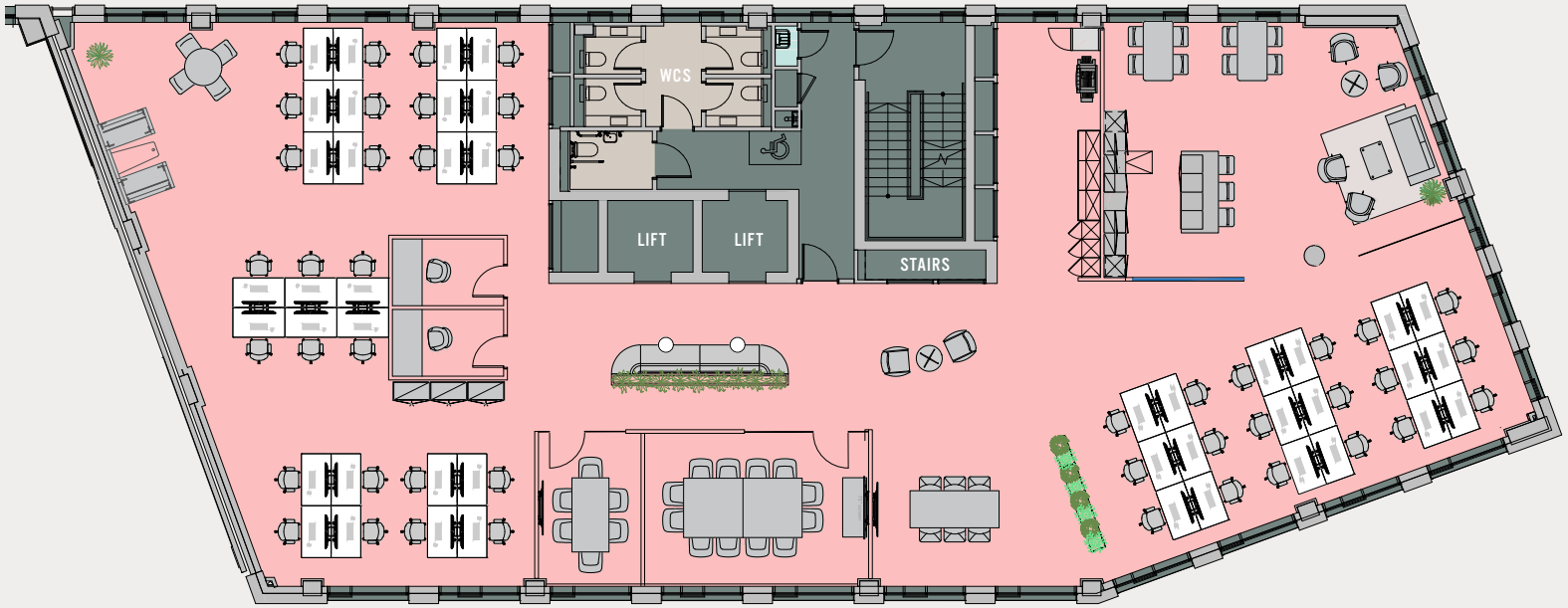
04

FITTED CAT A+

4,690 SQ FT
436 SQ M

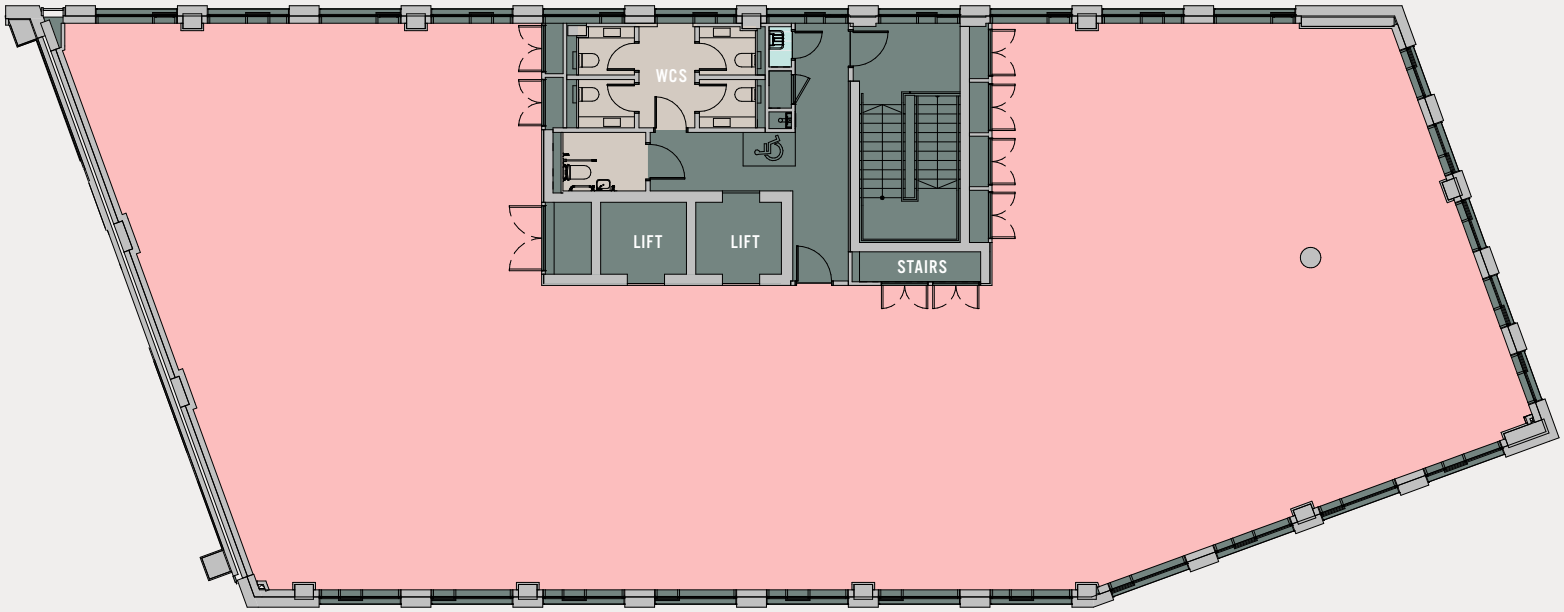
Fitout includes:

- 44 x desks
- 6-person meeting room
- 12-person meeting room
- 2 x private work booths
- Welcome lounge
- Breakout space
- Collaboration areas
- Kitchen
- 5 x WC's



05

4,690 SQ FT
436 SQ M



COMPARABLE OFFICE LEASING TRANSACTIONS.

ADDRESS	SIZE (SQ. FT.)	RENT (PER SQ. FT.)	TERM AGREED
Kennington Park Brixton Road Kennington SW9 6DE	5,455	£44.00	5 yrs
Storey Box 80 South Lambeth Road Vauxhall SW8 1RL	7,444	£55.00	5 yrs
Unit 7 Battersea Power Station West Circus Road Battersea SW11 8EZ	5,678	£45.00	5 yrs
The Coade 87-97 Vauxhall Walk Vauxhall SE11 5EL	2,374	£62.00	5 yrs
The Corniche 21 Albert Embankment Vauxhall SE1 7AP	7,594	£49.50	10 yrs
Unit 18 Battersea Power Station West Circus Road Battersea SW11 8EZ	2,082	£45.63	5 yrs
68-70 South Lambeth Vauxhall SW8 1RL	2,924	£40.00	5 yrs

DISCOVER VAUXHALL.

Miles Yard is ideally situated in Vauxhall, Zone 1, one of London's most vibrant and rapidly evolving districts. The area is part of the £15 billion Nine Elms regeneration, which has transformed the neighborhood into a thriving hub for businesses, residents, and visitors.

NEIGHBOURHOOD HIGHLIGHTS

Nine Elms Regeneration:
A large-scale redevelopment featuring luxury housing, office spaces, retail, and leisure facilities.

Landmarks Nearby:
Battersea Power Station, the US Embassy, and premium riverside developments.

Cultural Appeal:
Vibrant arts and entertainment, alongside riverside dining and leisure.

ONE OF LONDON'S MOST EXCITING RIVERSIDE DISTRICTS.

LOCATION

ART & CULTURE

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.

WITHIN EASY REACH.

Miles Yard is just a 2-minute walk from Vauxhall Underground, Overground and Bus Station. With the Northern Line station at Nine Elms now open, frequent services to London Waterloo (including via the Thames River Bus) and fast connections to London's airports, everything is much closer than you might expect.

VAUXHALL STATION

Just minutes from the property, connecting to:

- Victoria Line (Underground)
- National Rail services
- Major bus interchange
- Central London, the West End, and the wider South East

VICTORIA LINE

VAUXHALL	VICTORIA	GREEN PARK	OXFORD CIRCUS	KING'S CROSS ST. PANCRAS	HIGHBURY & ISLINGTON
2 MINUTES' WALK	3 MINS	5 MINS	7 MINS	12 MINS	15 MINS

LONDON OVERGROUND

CLAPHAM JUNCTION	VAUXHALL OVERGROUND STATION	LONDON WATERLOO
6 MINS	2 MINUTES' WALK	6 MINS

RIVER BUS

ST GEORGE WHARF PIER	LONDON EYE WATERLOO PIER
10 MINUTES' WALK	15 MINS

NORTHERN LINE

NINE ELMS	BATTERSEA POWER STATION	WATERLOO	LONDON BRIDGE	CHARING CROSS	MOORGATE	OLD STREET
6 MINUTES' WALK	2 MINS	5 MINS	7 MINS	8 MINS	12 MINS	13 MINS

TRAVEL TIMES FROM VAUXHALL

NATIONAL RAIL

Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

NORTHERN LINE EXTENSION

Kennington	04 mins
Nine Elms	08 mins
Battersea Power St.	10 mins

AREA AMENITIES.

RESTAURANTS & BARS

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. The Rose Pub
8. Tamesis Dock
9. Market Place Vauxhall

CAFÉS

10. Parco Café
11. Pret a Manger
12. Starbucks
13. Tea Shop Theatre
14. GAIL's

FITNESS

15. Crossfit Vauxhall
16. The Gym
17. Vauxhall Leisure Centre
18. The Padel Yard

HOTELS

19. Crowne Plaza London - Albert Embankment
20. Holiday Inn
21. Park Plaza London Riverbank

RETAIL

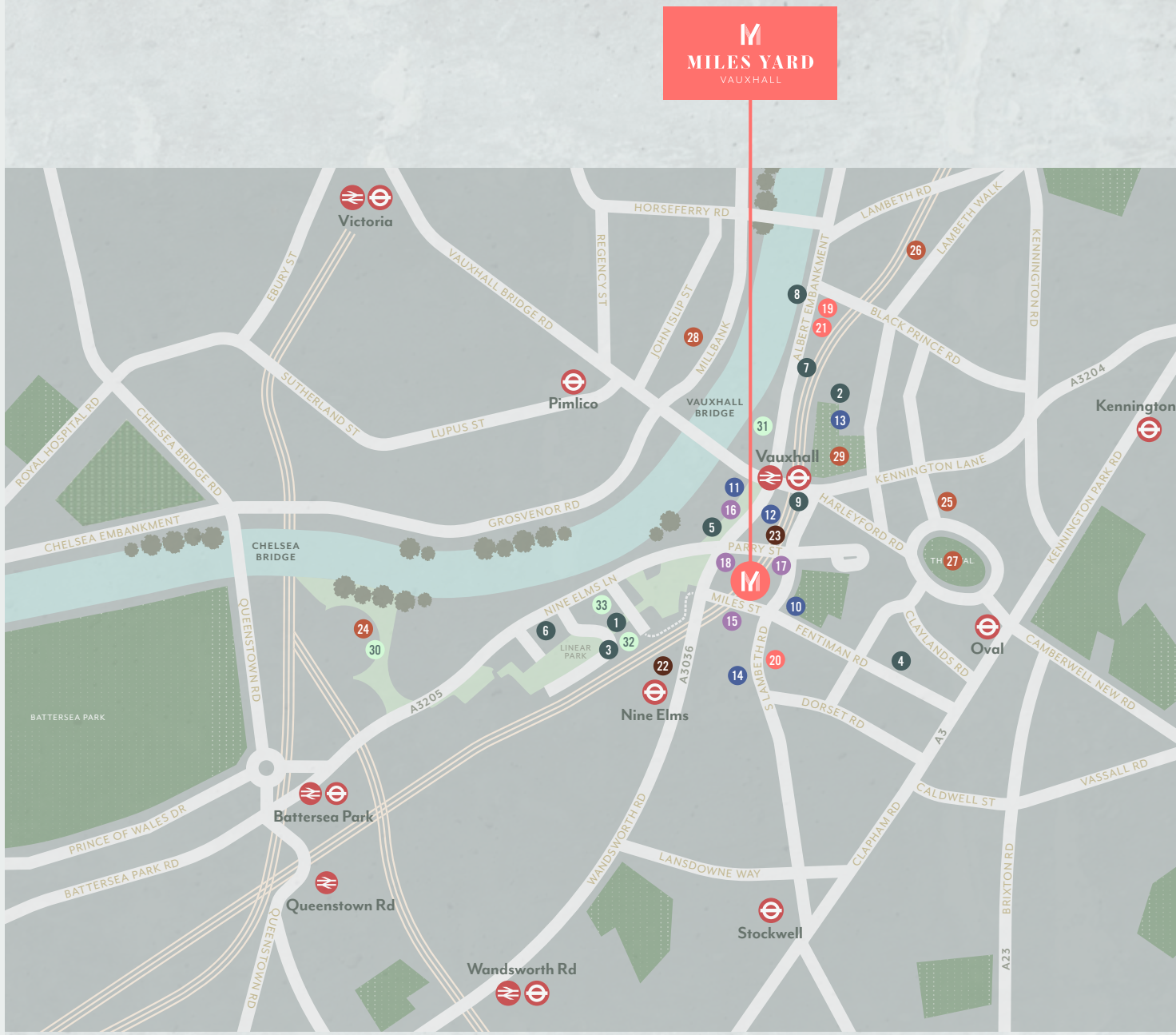
22. Sainsbury's
23. Waitrose

ART, CULTURE & LIFESTYLE

24. Battersea Power Station
25. Gasworks
26. Newport St Gallery
27. The Oval Cricket Ground
28. Tate Britain
29. Vauxhall Pleasure Gardens

LOCAL OCCUPIERS

30. Apple
31. Runna
32. Penguin / DK
32. U.S. Embassy



MILES YARD, 6 MILES STREET, VAUXHALL, LONDON SW8 1RP

MILES YARD
VAUXHALL

milesyard.london

SALE SUMMARY

- FREEHOLD SALE
- OFFERS IN EXCESS OF £12,250,000 SUBJECT TO CONTRACT
- THE PROPERTY IS ELECTED FOR VAT

FOR FURTHER INFORMATION

For further details, or to arrange a viewing, please contact:

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