milesyard.london

MILES YARD

VAUXHALL SW8 1RP

2,225 - 23,337 SQ FT
FULLY FITTED OFFICE SPACE
NOW AVAILABLE

DEVELOPED, OWNED AND MANAGED BY DOWNING

AN INSPIRING PLACE TO WORK.

NOW AVAILABLE AS WHOLE FLOORS OR SPLIT WITH EITHER CAT A AND CAT A+

2,225 - 23,337 SQ FT

A perfectly formed, self-contained HQ-style building, the interiors have been carefully designed to match the work lifestyle choices of today's modern occupiers.

The scheme considers sustainability in its contemporary workspace having achieved BREEAM 'Excellent' and EPC A.

WATCH VIDEO

FULLY FITTED 4TH FLOOR

4th floor

CAT A+ WORKSPACE TO SUIT YOUR BUSINESS

CGI imagery of 4th floor

1st Floor

Communal Garden

Multi Use Games Area

Bike Storage

Building Reception

VERSATILE SPACE, WITH AN ABUNDANCE OF NATURAL LIGHT.

WORKSPACE THAT SETS YOU

APART

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
+ Car parking available
+ 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

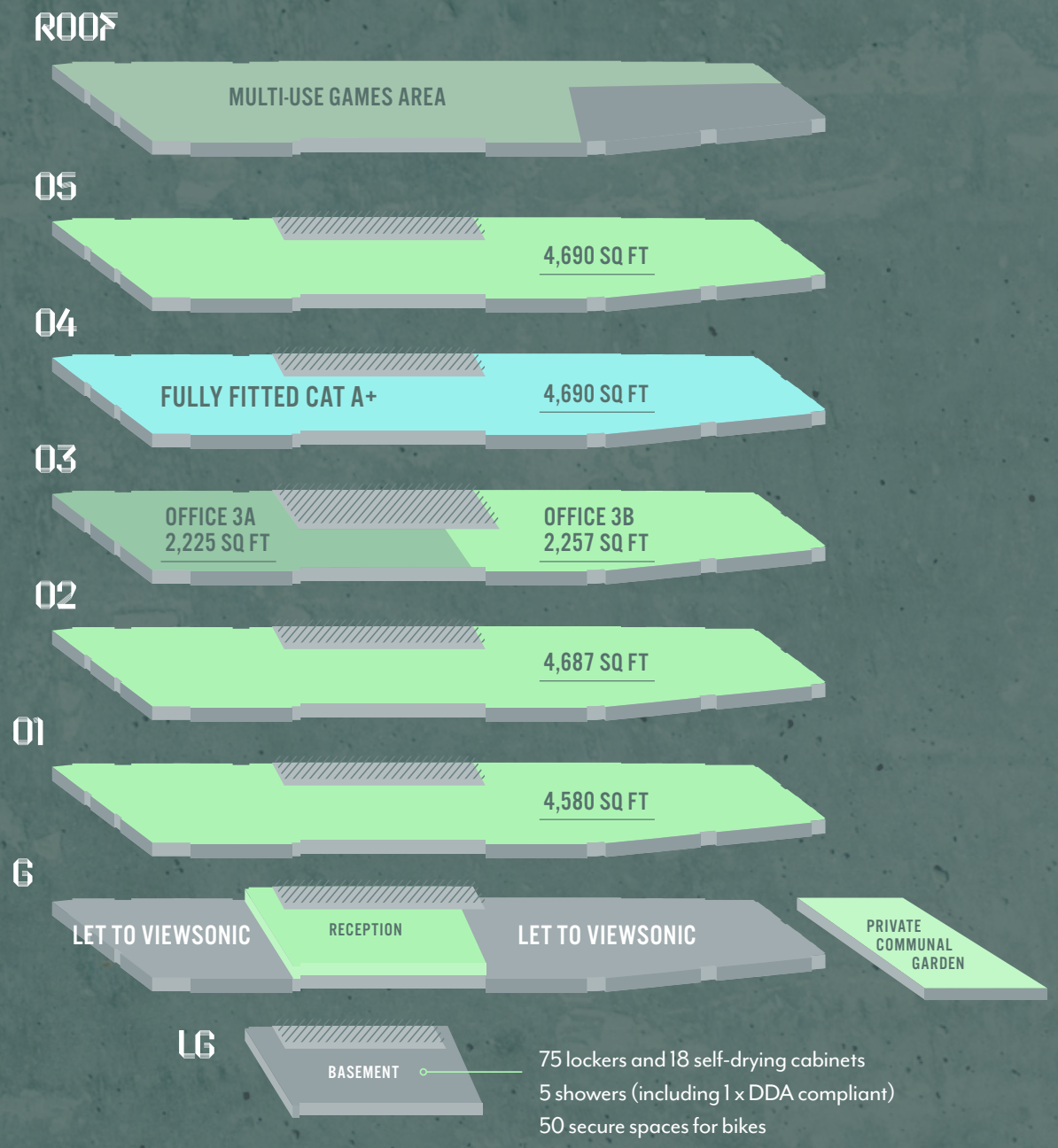
SECONDARY ENTRANCE FOR CYCLING / RUNNING COMMUTERS

SPACE TO CREATE AND MAKE YOUR MARK.

SIX FLOORS OF EFFICIENT OFFICE SPACE.

SCHEDULE OF AREAS

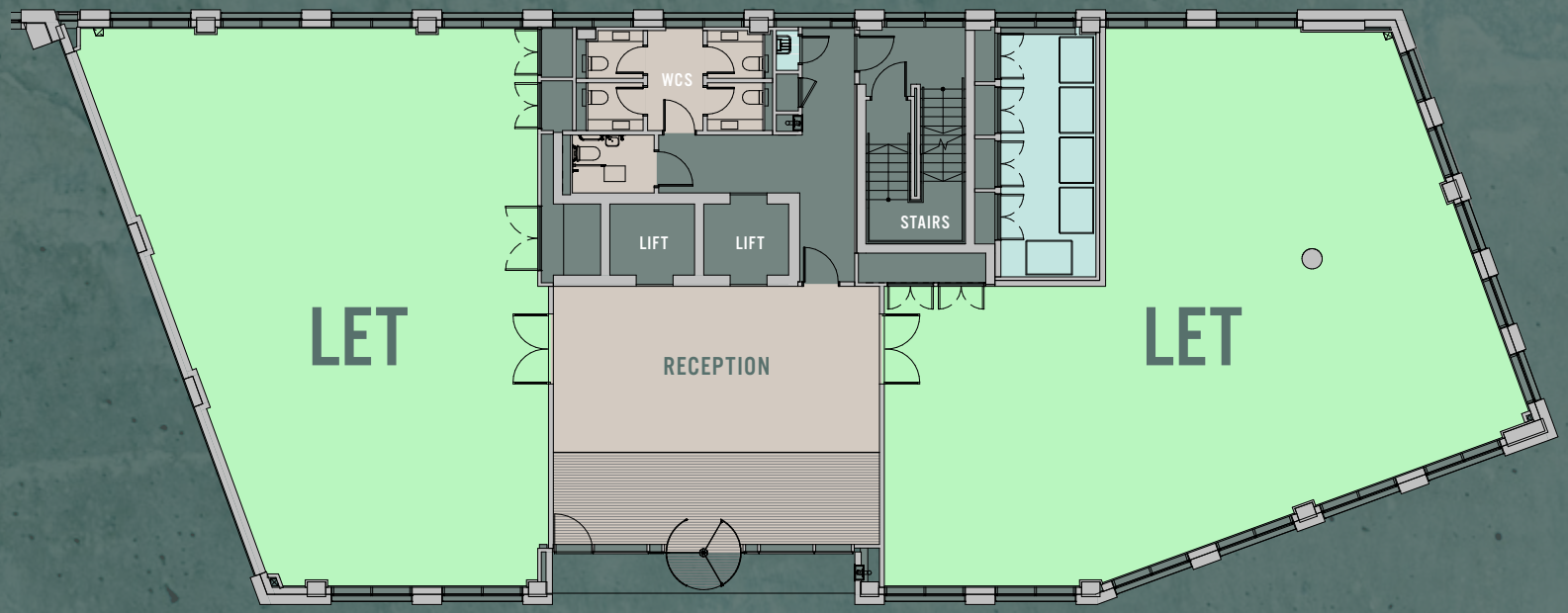
	SQ FT	SQ M
5TH FLOOR	4,690	436
4TH FLOOR FITTED CAT A+	4,690	436
3RD FLOOR - 3A	2,225	207
3RD FLOOR - 3B	2,257	210
2ND FLOOR	4,687	435
1ST FLOOR	4,580	426
GROUND FLOOR	LET TO VIEWSONIC	
TOTAL	23,337	2,168



FLOOR PLANS.

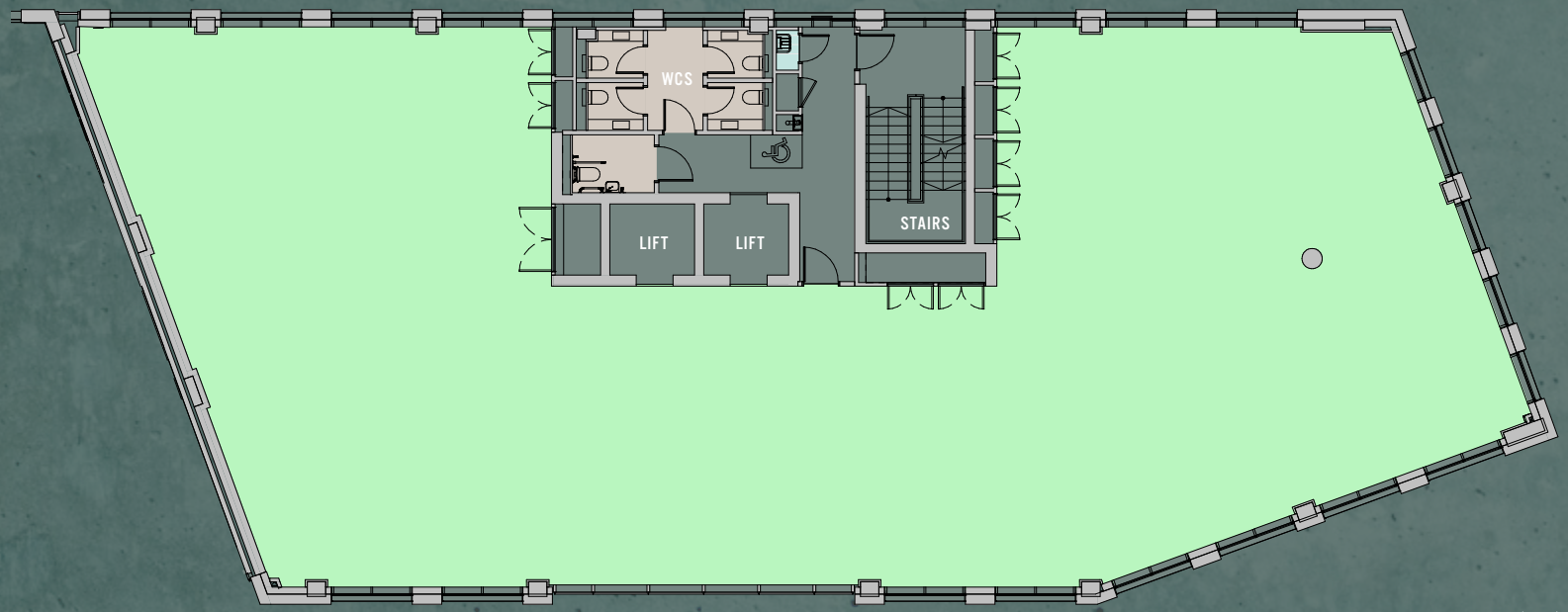
G

LET TO
VIEWSONIC



01

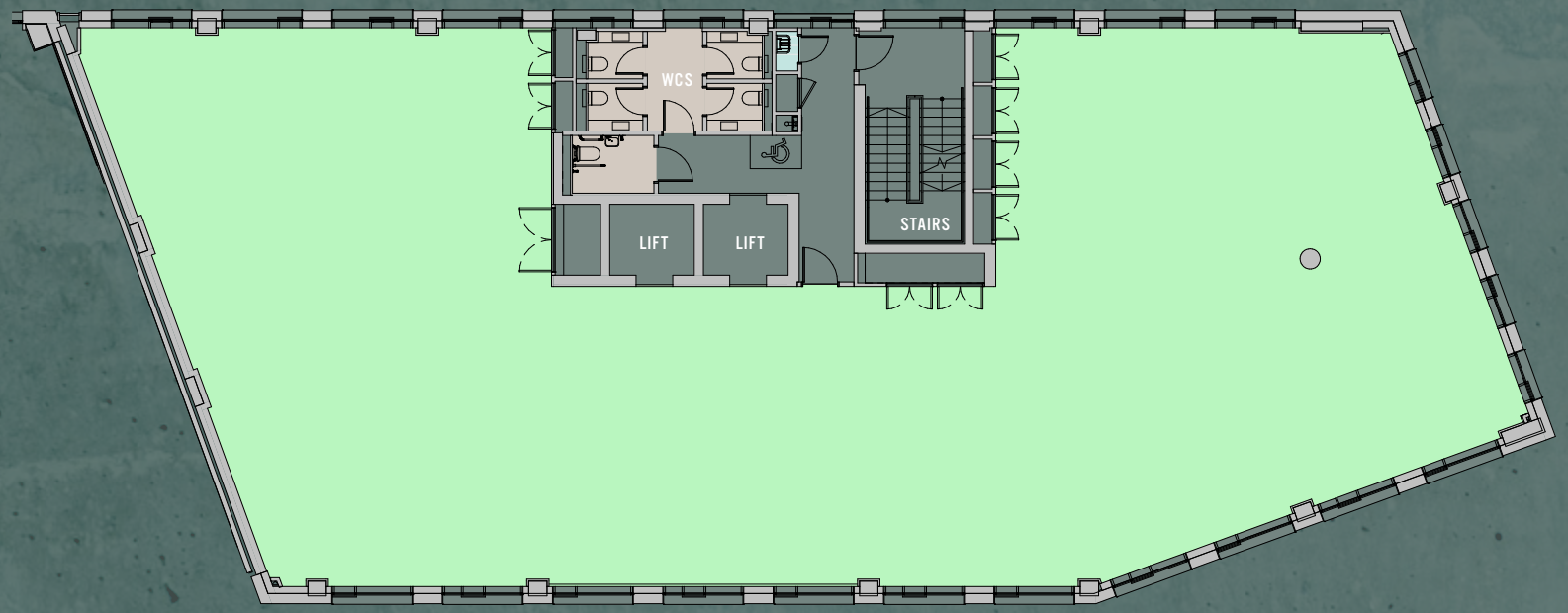
4,580 SQ FT
426 SQ M



FLOOR PLANS.

02

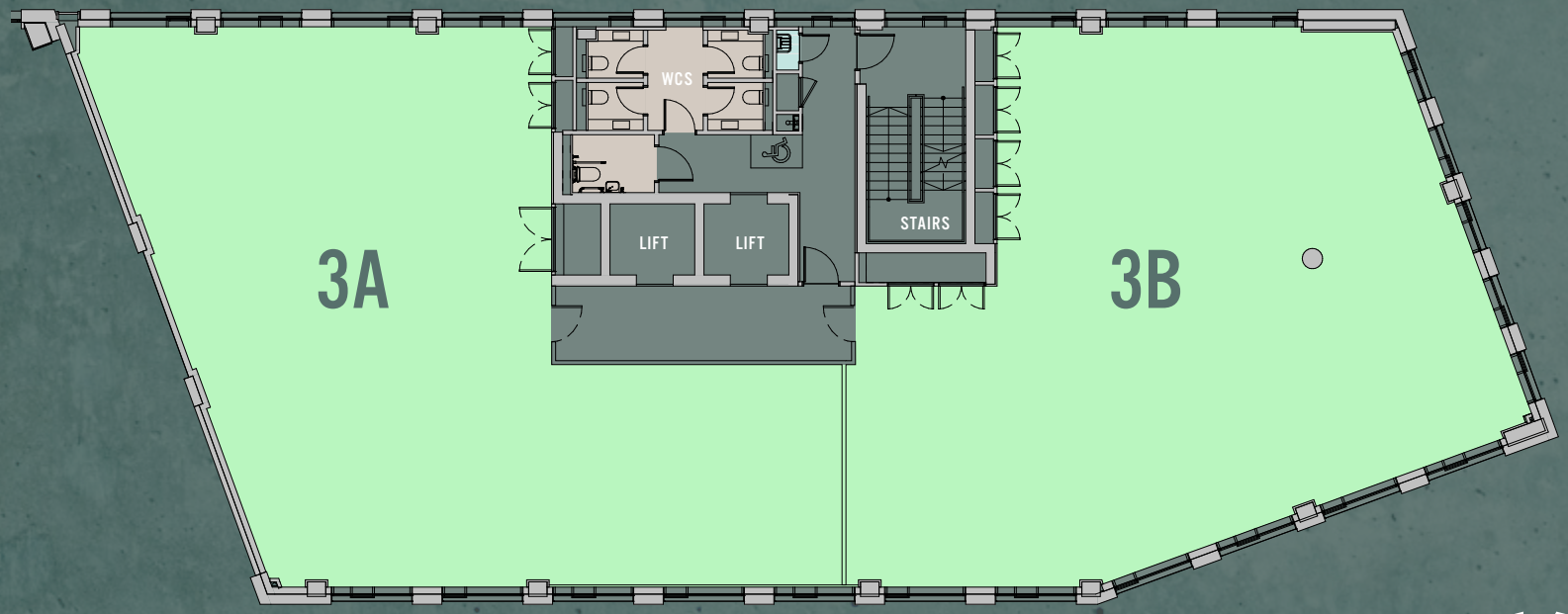
4,687 SQ FT
435 SQ M



03

3A: 2,225 SQ FT
207 SQ M

3B: 2,257 SQ FT
210 SQ M



FLOOR PLANS.

04

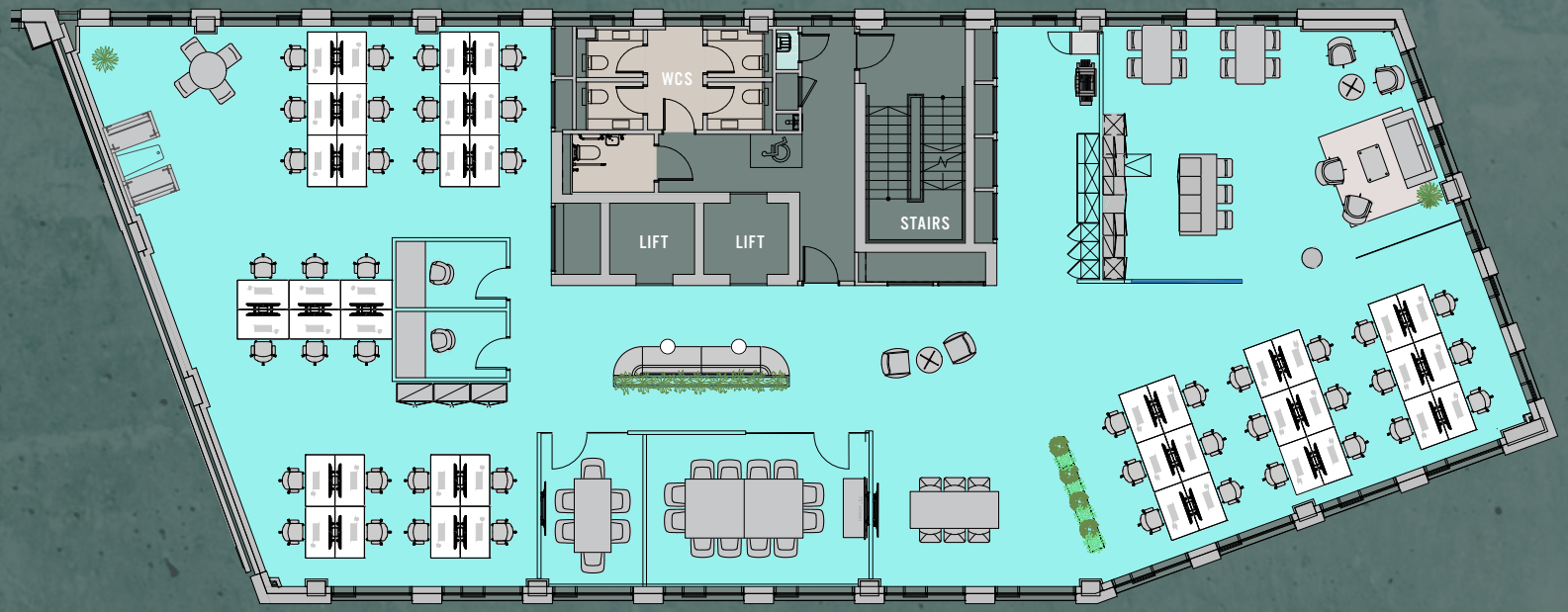
4,690 SQ FT
436 SQ M

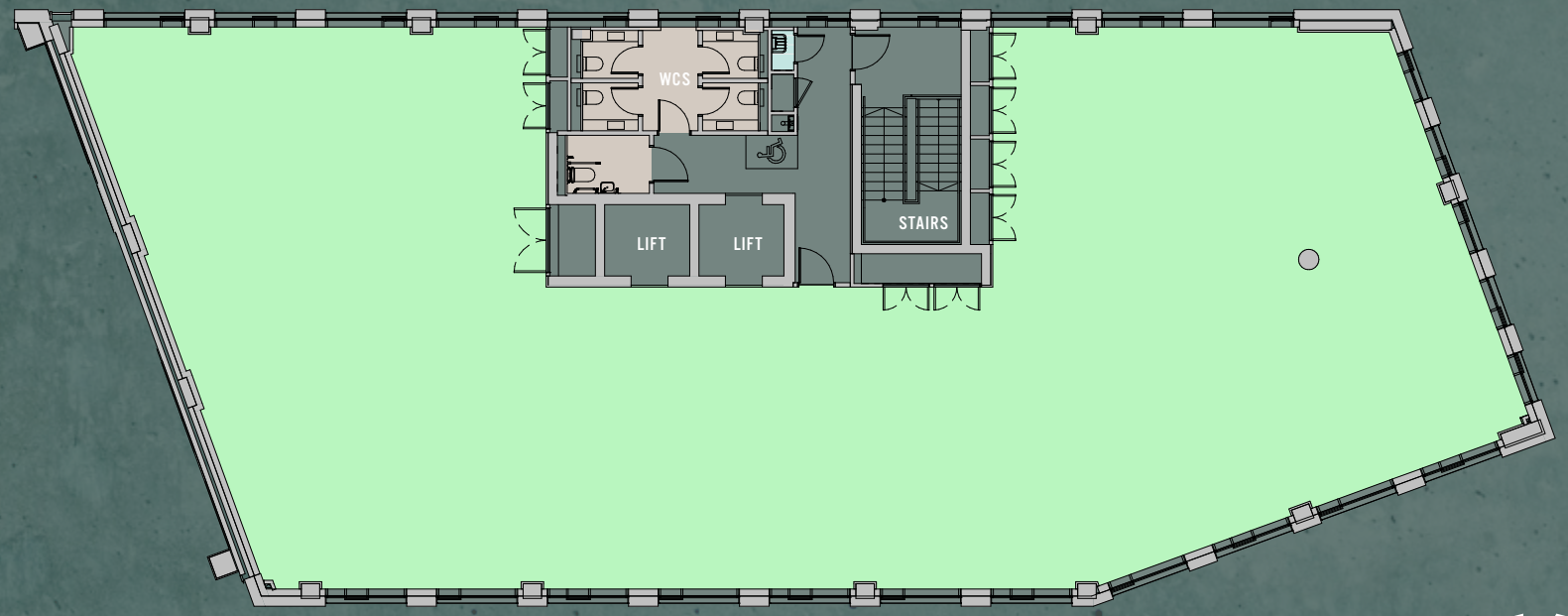
Fitout includes:
- 44 x Desks
- 1 x Flexible Working Area
- 1 x Soft Meeting / Working Area
- 2 x Breakout / Collaboration Areas
- 1 x Focus Workspace
- 2 x Zoom Rooms
- 2 x Meeting Rooms
- 1 x Welcome Lounge
- 1 x Tea Point
- 1 x Print Area

05

4,690 SQ FT
436 SQ M

4TH FLOOR
CAT A+ AVAILABLE NOW

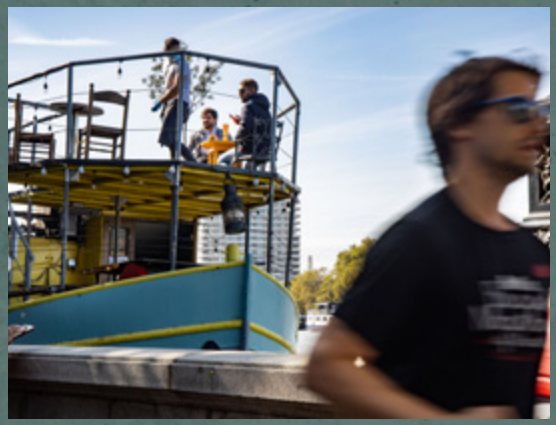




VAUXHALL

AN AREA THAT BRINGS PEOPLE TOGETHER.

ONE OF LONDON'S MOST EXCITING RIVERSIDE DISTRICTS.



LOCATION

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.

ART & CULTURE

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.

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

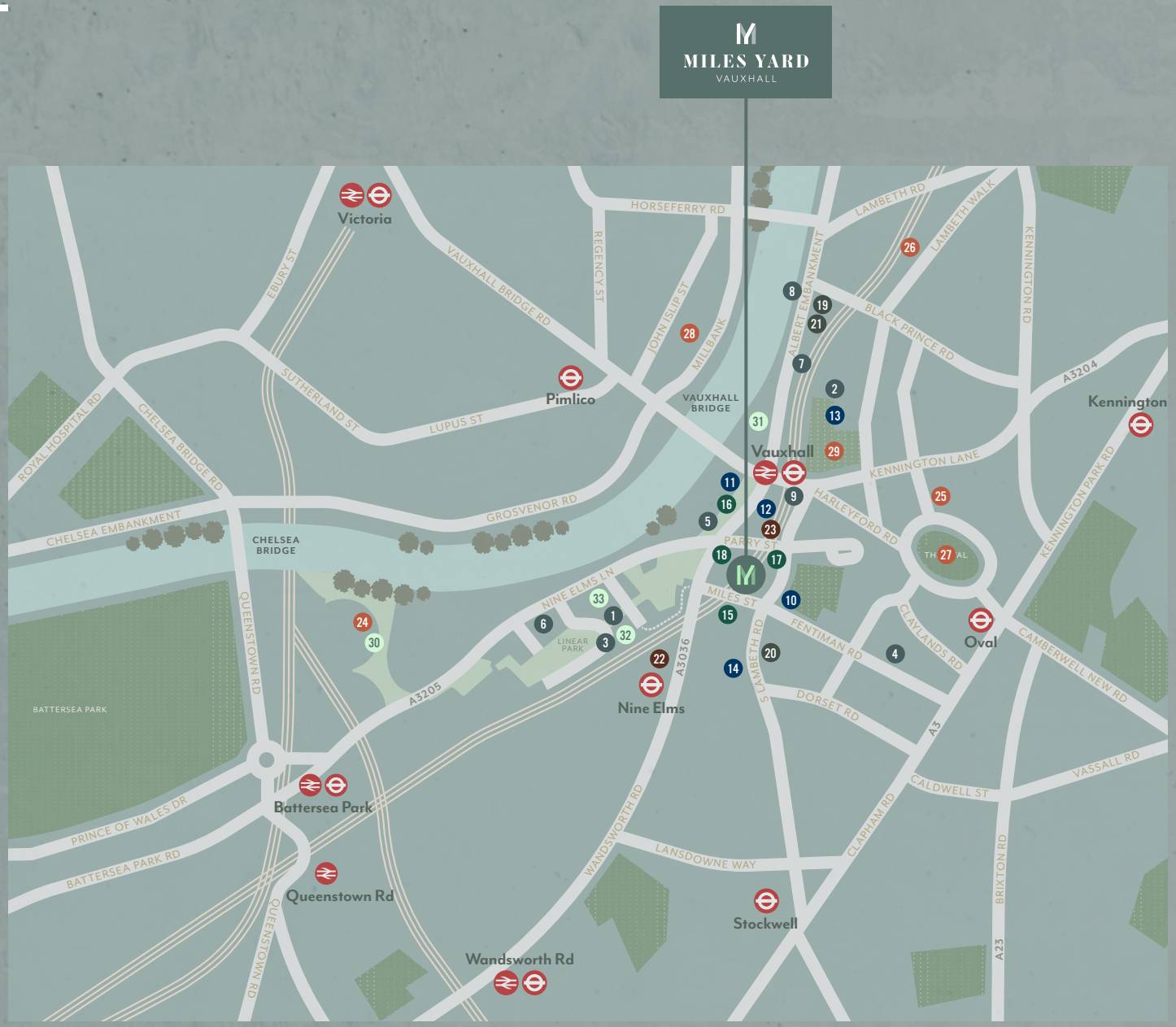
22. Sainsbury's
23. Waitrose

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
33. US Embassy



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

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.

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

DOWNING
developing a great britain

ABOUT DOWNING.

With an excellent track record in the development, construction and management of commercial and real estate, our unique approach arms us with the breadth of experience and skill to maximise value, quality and use of space where others would fall short.

We have developed and managed bespoke accommodation for a range of blue-chip companies, central government departments and leading universities.

20 years
experience in UK commercial building

35 years
experience in UK student housing
13,000 bed completed/in development

2 million sq ft
commercial facilities, designed, built or refurbished, operated and financed

£1.5 billion
in development pipeline
(including First Street, Manchester – 2,500 co-living bed scheme & commercial space)

The Capital is the largest office building in Liverpool, at 410,000 sq ft. Formerly the HQ of Royal and Sun Alliance. Re-positioned as Grade A office space and let to The Borders Agency as their Regional Consolidation hub.

The Port of Liverpool Building – the first of Liverpool's Three Graces. Grade 2 star listed building. Largest, private, completed refurbishment.

DEVELOPED, OWNED
AND MANAGED BY DOWNING

FOR ENQUIRIES

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