

68

NEWLY REFURBISHED AND FITTED
OFFICE SPACE WITH CAR PARKING

1,114 & 1,222 SQ FT

AVAILABLE AS CAT A+ FULLY MANAGED

70

SOUTH
LAMBETH ROAD

SW8 1RL

THE BUILDING



Newly refurbished office suites are now available within this striking building.

The suites both provide excellent natural light, raised floors, kitchenettes, LED lighting and are fully air conditioned.

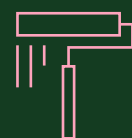
DETAILS



Outdoor break-out space



Access
control
system



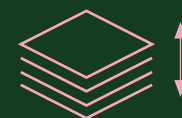
Newly
refurbished



Showers



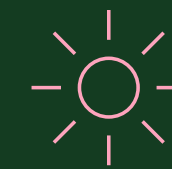
Fully fitted &
furnished, ready
for immediate
occupation



Raised
floor



Air
conditioning



Excellent
natural light



EPC B



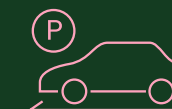
Park views



Kitchenette



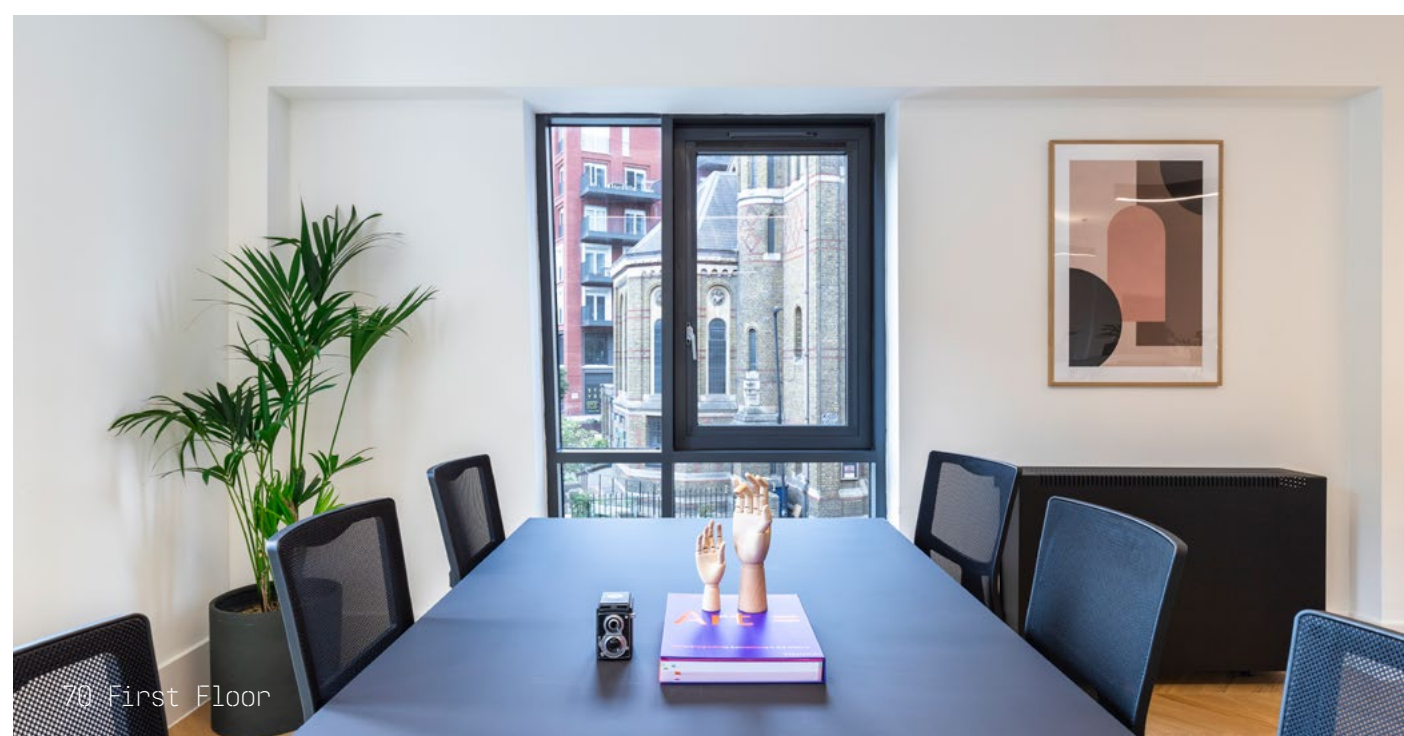
Secure cycle
storage



Car parking
(by separate
arrangement)



The accommodation available is fully fitted and fully furnished, benefitting from meeting rooms, kitchen areas and breakout spaces. The buildings also provide car parking (separate arrangement), cycle racks, showers and sits opposite the newly landscaped Vauxhall Park. Broadband is pre-installed and available (separate arrangement).





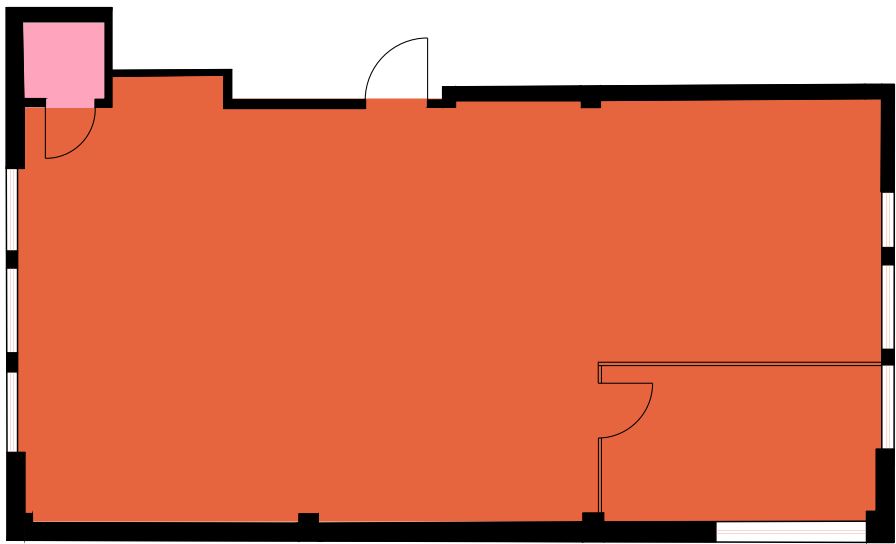
AVAILABILITY

UNIT	AVAILABILITY	AREA SQ FT
70 - 3RD FLOOR	LET	-
70 - 2ND FLOOR	LET	-
70 - 1ST FLOOR (EAST)	LET	-
70 - 1ST FLOOR (WEST)	AVAILABLE	1,114
70 - GROUND FLOOR (EAST)	LET	-
70 - GROUND FLOOR (WEST)	AVAILABLE	1,222
68 - 3RD FLOOR	LET	-
68 - 2ND FLOOR (EAST)	LET	-
68 - 2ND FLOOR (WEST)	LET	-
68 - 1ST FLOOR	LET	-
68 - GROUND FLOOR (EAST)	LET	-
68 - GROUND FLOOR (WEST)	LET	-
TOTAL		2,336

Approximate IPMS3 areas

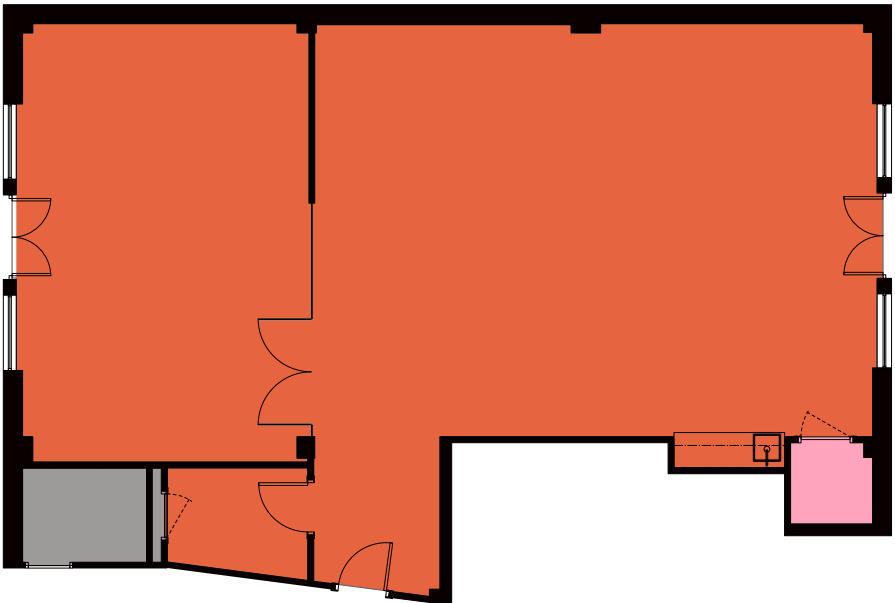
70 - 1ST FLOOR (WEST)

1,114 SQ FT



70 - GROUND FLOOR (WEST)

1,222 SQ FT



KEY

Office

Storage



70 - FIRST FLOOR (WEST) — CURRENT LAYOUT 1,114 SQ FT



KEY

- Office
- Core

24 DESKS | 1 MEETING ROOM | 1 BREAKOUT AREA

70 - FIRST FLOOR (WEST) — PROPOSED LAYOUT 1,114 SQ FT



KEY

- Office
- Core

30 DESKS | 1 MEETING ROOM | 1 BREAKOUT AREA

70 - GROUND FLOOR (WEST) — CURRENT LAYOUT 1,222 SQ FT



KEY

- Office
- Core

18 DESKS | 2 MEETING ROOMS | 3 BREAKOUT AREAS

70 - GROUND FLOOR (WEST) — PROPOSED LAYOUT 1,222 SQ FT



KEY

- Office
- Core

24 DESKS | 2 MEETING ROOMS | 1 BREAKOUT AREA

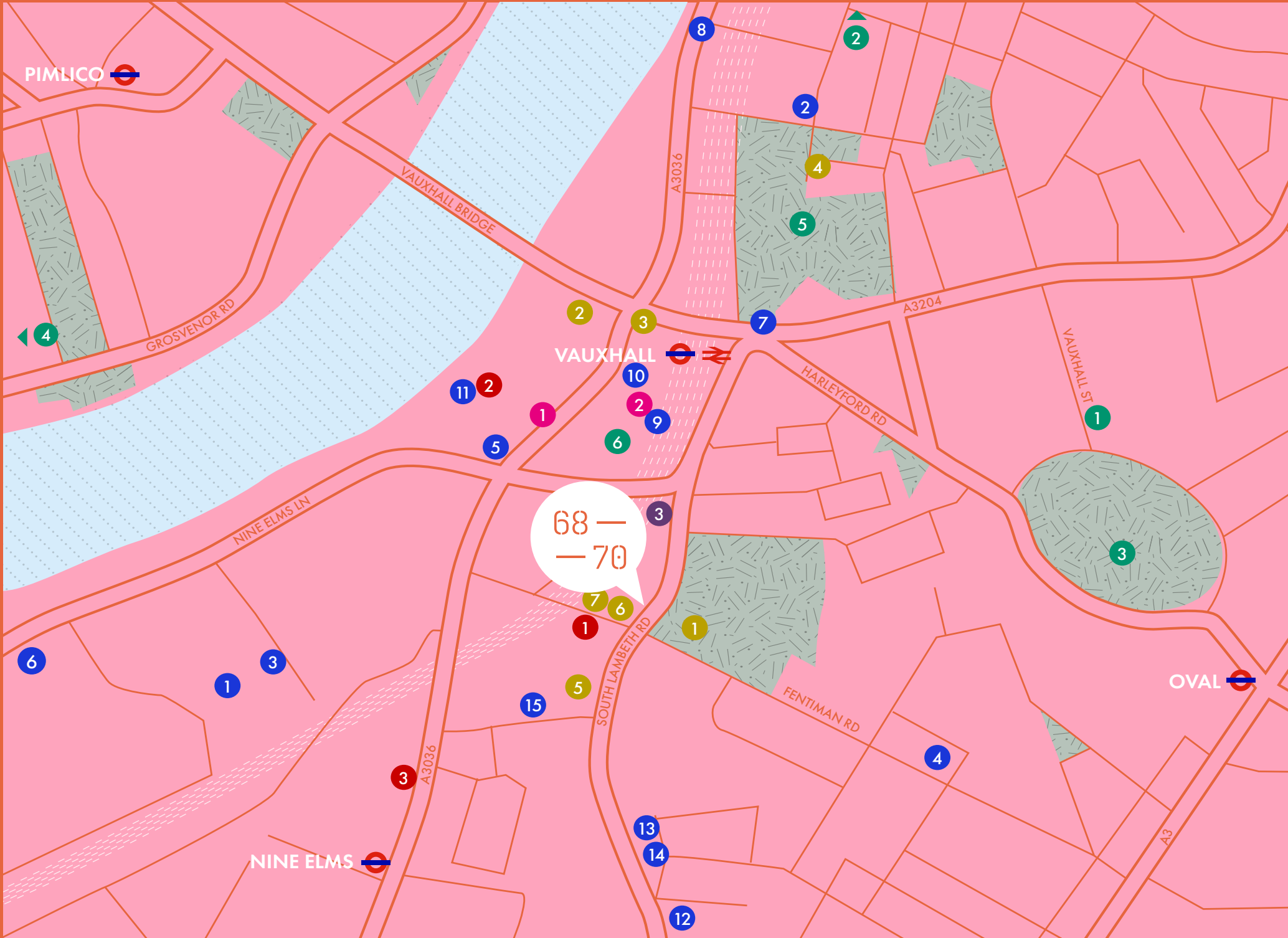


LOCATION



The property is less than a 5 minute walk from Vauxhall Overground and Underground station and a 6 minute walk from the new Nine Elms Lane Underground station on the Northern Line extension.

There are a wide range of local amenities including the new Market Place Vauxhall, Waitrose, Sainsbury's, Tesco Metro, Nando's, Pret a Manger, Gail's, Starbucks and a number of independent pubs, cafés and restaurants.



TRAVEL TIMES

VICTORIA LINE	
From Vauxhall	
Victoria	03 mins
Green Park	05 mins
Oxford Circus	07 mins
Euston	11 mins
King's Cross St Pancras	12 mins
Finsbury Park	17 mins

NORTHERN LINE EXTENSION	
From Nine Elms	
Battersea Power St.	02 mins
Embankment	06 mins
London Bridge	09 mins
Bank	10 mins
Charing Cross	11 mins

NATIONAL RAIL	
From Vauxhall	
Clapham Junction	06 mins
London Waterloo	06 mins
Putney	12 mins
Gatwick Airport	43 mins

IN THE AREA

RESTAURANTS & BARS

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. Nando's
8. The Rose Pub
9. Vauxhall Food & Beer Garden
10. The Market Place - Vauxhall
11. The Riverside
12. Estrela Bar
13. Velho Portugal
14. Pinto's Portugal Tapas Bar & Restaurant
15. Griffin Belle

CAFÉS

1. Parco Café
2. Pret a Manger
3. Starbucks
4. Tea Shop Theatre
5. Gail's Bakery
6. Bru Coffee
7. Sakura-do Bakery

ART, CULTURE & LIFESTYLE

1. Gasworks
2. Newport St Gallery
3. The Oval Cricket Ground
4. Tate Britain
5. Vauxhall Pleasure Gardens
6. Vauxhall Comedy Club

GYMS

1. Crossfit Vauxhall
2. The Gym
3. Vauxhall Leisure Centre

RETAIL

1. Tesco Express
2. Waitrose
3. Sainsbury's

INFORMATION

LEASE

Available by way of a new lease(s) for a term by arrangement

Rent	£40.00 psf
Service charge	£10.55 psf
Business rates	£15.70 psf

MANAGED £122.50 psf

CONTACT



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