

USP.

68-70 South Lambeth
Road
London SW8 1RL

**Fully Refurbished and Fitted
Office Suites - To Let**

1,114 - 2,460 SQ FT

usp.london
020 3757 7777





Description

Fully Refurbished and Fitted Office Suites - To Let

The accommodation available is fully fitted and fully furnished and benefits from meeting rooms, kitchen areas and breakout spaces.

The building also provides car parking (separate arrangement), cycle racks, showers and sits opposite the newly landscaped Vauxhall Park. Broadband is pre-installed and available.



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
68 - 2nd Floor (Part East)	Coming Soon	1,128	£35.00
68 - Ground Floor (West)	Available	1,238	£35.00
70 - Ground Floor (West)	Available	1,222	£35.00

Amenities

Available on Conventional or Fully
Managed Basis

Meeting Room

Showers

Kitchenette

Car parking (by separate arrangement)

Access control system

Fully Fitted

New Air conditioning

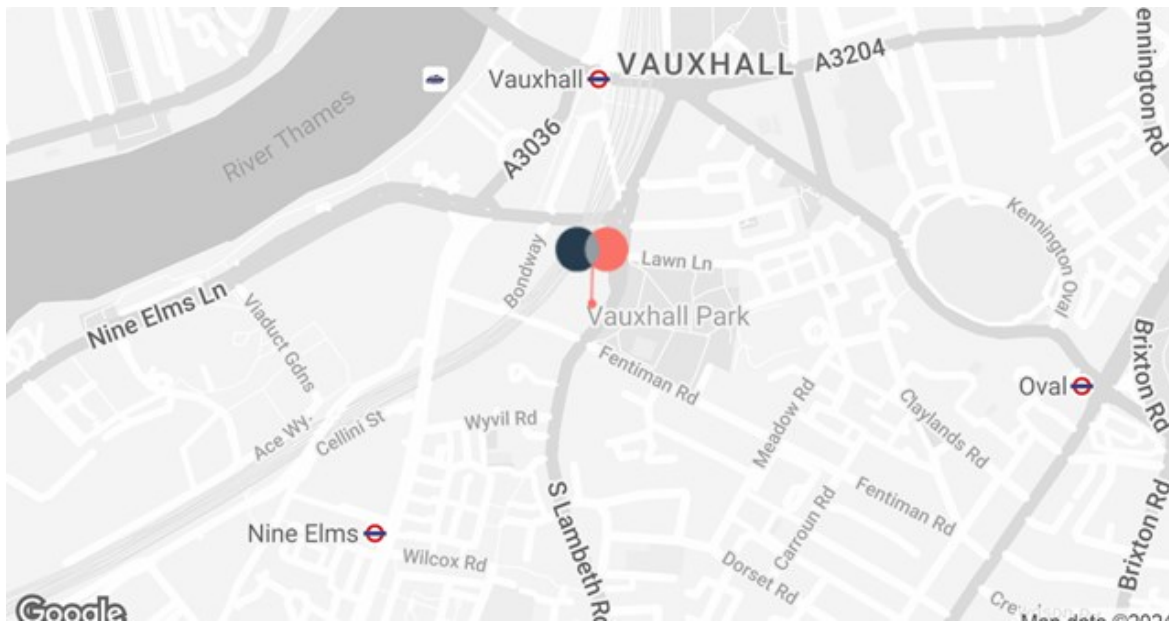
Cycle storage

Raised floors

Excellent natural light

Superb floor to ceiling heights





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, cafes and restaurants.

Further Information

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

Rent	Service Charge
£35.00 psf	£10.38psf
Rates	
£16.00 psf	
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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract, USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 27/07/2026