THE COADE

VAUXHALL WALK, SE11

WHERE SUSTAINABLE BUSINESSES FLOURISH

13,758 SQ FT OF OFFICE SPACE

At this exciting riverside district, modern elegance meets local heritage. Designed with a focus on wellbeing and crafted with enormous attention to detail, this stylishly sustainable workspace at the heart of Vauxhall is a place where people can flourish.

UNFORGETTABLE WORKSPACE THAT INSPIRES WELLBEING

Reception

Break out areas

INSPIRING CREATIVE SUSTAINABLE

SPACE TO THRIVE

Level 4 Office

A beautifully designed brand new office development from award winning architects The Manser Practice, The Coade is perfect for businesses that think beyond the desk.

At The Coade you'll get an abundance of light, spaciousness and nature to boost wellness, creativity, motivation and connection. We're also set up to support your healthy lifestyle with generous cycle storage, showers, changing facilities and an outdoor landscaped terrace for collaborative working and events in which to unwind.

Level 4 Kitchen

Level 4 office

GOOD FOR PEOPLE AND THE PLANET

The Coade is designed to enhance the everyday with excellent air quality, lighting, acoustics, thermal comfort and plenty of opportunities to get active throughout the day.

NATURAL LIGHT

Sunlight is essential in supporting circadian rhythms and healthy sleep patterns. You'll experience lots of natural daylight from huge windows alongside presence-sensing lighting that saves energy.

FRESH AIR

Openable windows on all elevations and an excellent air filtration system means you can breathe deep and easy.

SUSTAINABLE BUILDING

Sustainable construction processes and quality materials alongside passive design principles have created a low maintenance building that takes care of you.

ENERGY EFFICIENCY

Air conditioning, heating, lighting systems and a blue roof are all low-energy and highly efficient. State-of-the-art technology will help continually improve energy efficiency and performance. The building is fully electric, has achieved BREEAM 'Excellent' and has an EPC rating 'A'.

GREENER TRAVEL

Plenty of public transport routes makes it easy to get here by bike, bus, train or tube. We've got 50 secure bike and scooter spaces and excellent end-of-trip facilities if you're riding in.

ACCESS TO NATURE

With multiple terraces, riverside walks and plentiful parks, there's ample space to ease stress, enhance focus and inspire creativity.

Level 4 Office

BUILDING SPECIFICATION

Excellent air filtration system, minimum fresh air per person 12 l/s

Hybrid VFR

High quality reception with commissionaire

Campus estate amenities including hotel, gym and cafe within a short walk

Private and communal roof terraces

VAV control which manages the air flow depending on occupancy levels

Exposed services

BREEAM 'Excellent' & EPC 'A'

Localised dimming to harness daylight on office floors

Hub meeting space on ground floor

Blinds included

Motion sensor light detection / PIR for LED lights

Fully WiFi enabled

Campus EV charging point

Views of City skyline

Metal tiled raised floors

Floor-to-ceiling heights of 2.8m

2 locations of capped off service per floor

4 showers & 14 heated lockers

DDA compliance

SPACE TO BE BRILLIANT

FLOOR	SQ FT
NINTH	LET
EIGHTH	3,058
SEVENTH	3,057
SIXTH NORTH	1,500
SIXTH SOUTH	LET
FIFTH	3,067
FOURTH	3,076
THIRD	LET
SECOND	LET
PART FIRST EAST	LET
PART FIRST WEST	LET
PART GROUND	LET
TOTAL	**13,758**

ROOF TERRACES

COMMUNAL	508

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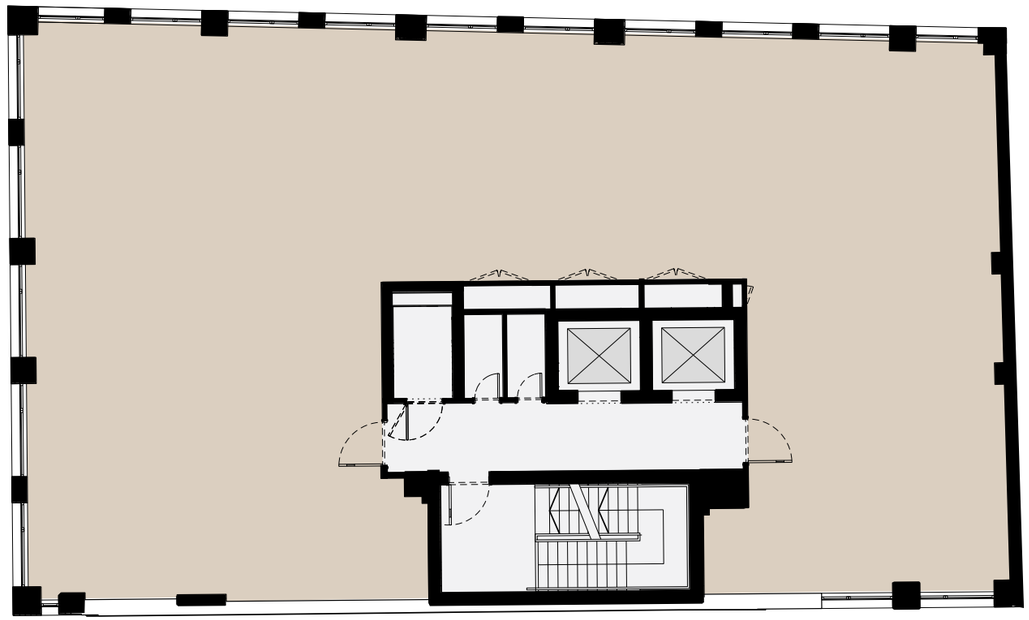
TYPICAL UPPER FLOOR

1,500- 3,076 SQ FT

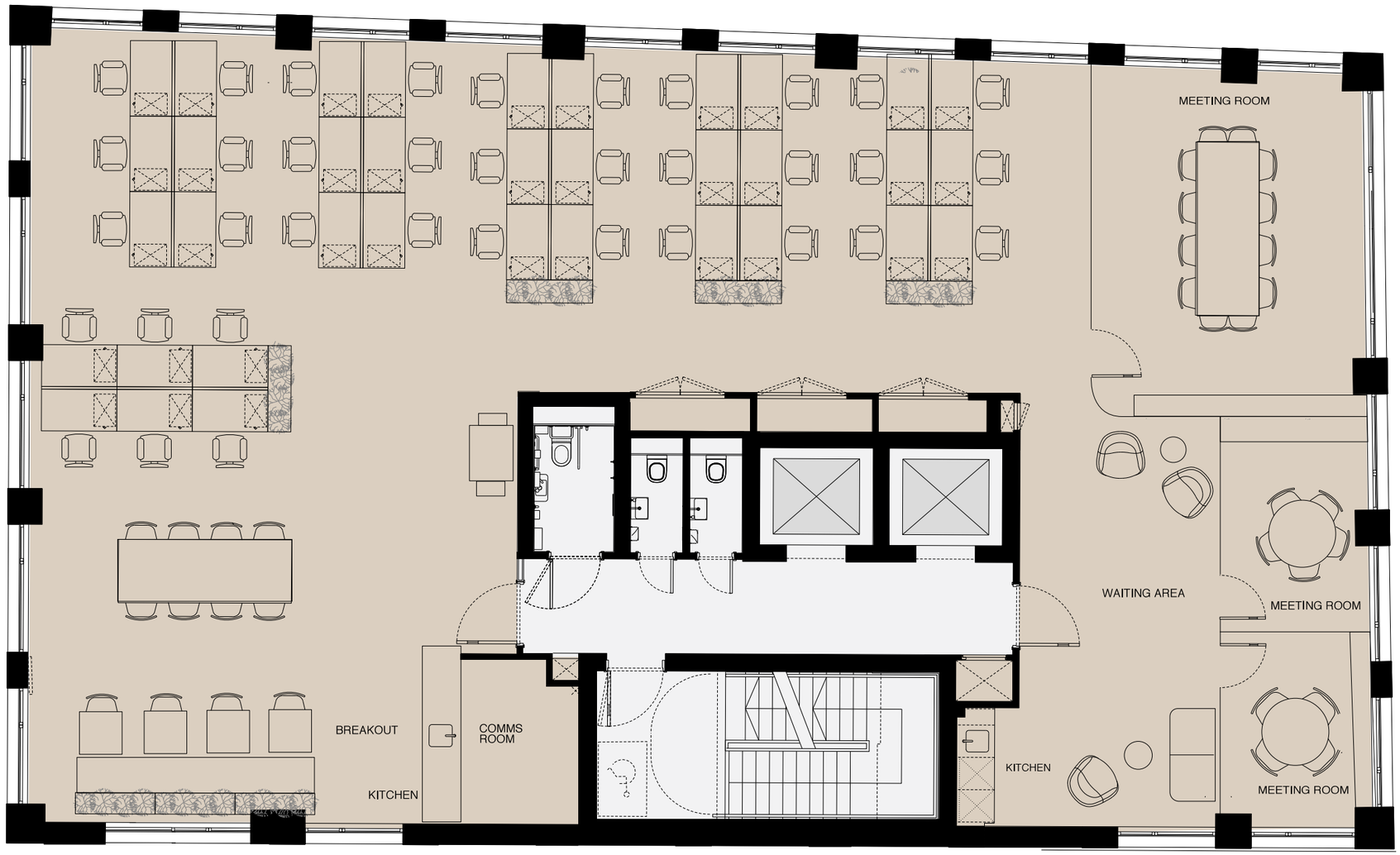


- Office
- Core
- Communal Terrace
- Private Terrace

INDICATIVE FITTED FLOOR LAYOUT

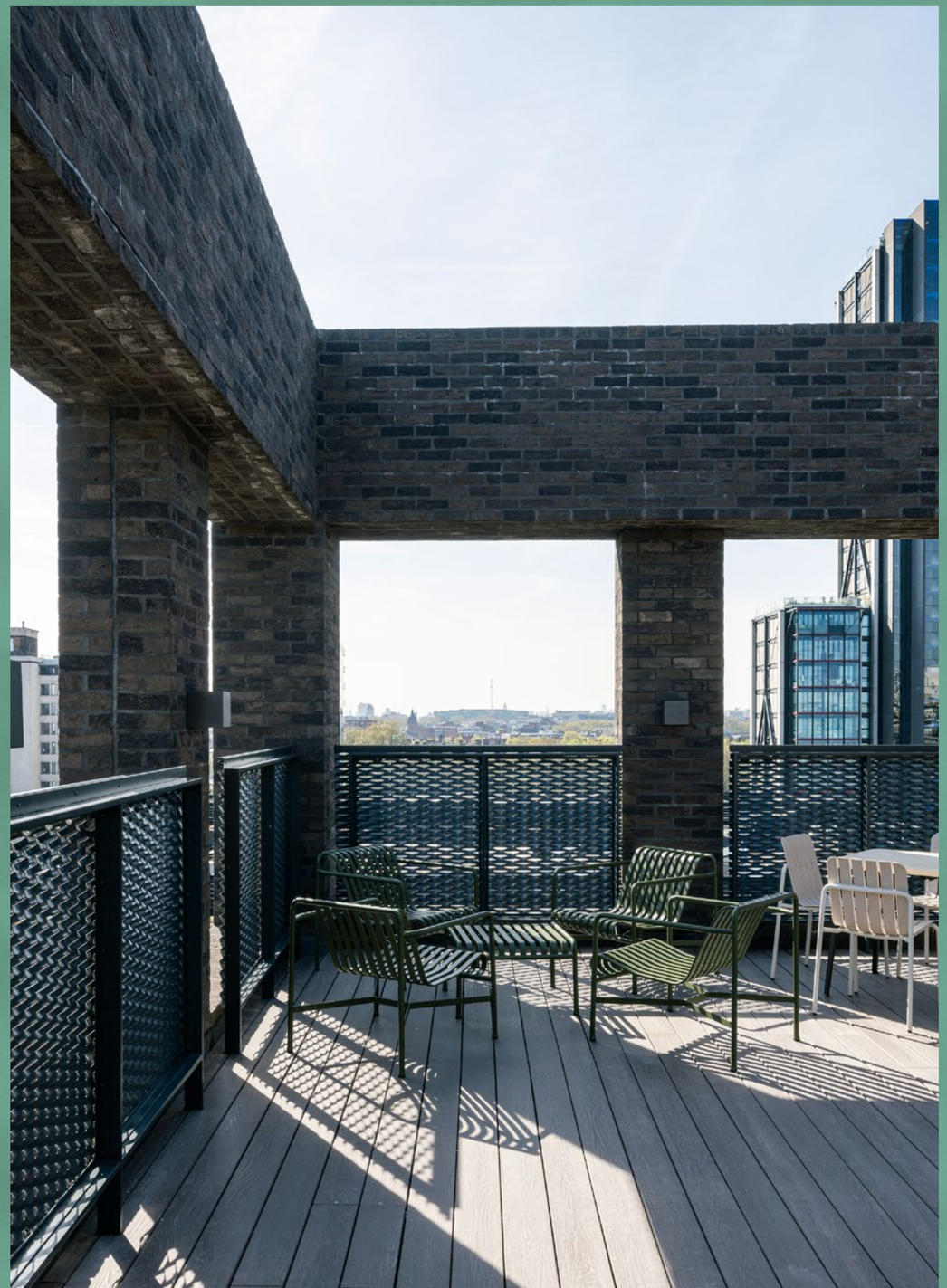
BASED 4TH FLOOR

44 Desks
1 x 12 person meeting room
1 x5 person meeting room
1 x4 person meeting room
12 xflexible work stations
2 Kitchen



Office
Core

TYPICAL UPPER FLOOR



Roof terrace

TAKE IN THE SKYLINE

The Rose

Tea House Theatre

Lambeth Bridge

The Oval

Italo

A BRIGHT SPOT FOR WORK & PLAY

The former Arts and Crafts neighbourhood has something for everyone. Here, coffee houses, bars and restaurants rub shoulders with art galleries, theatres and live music venues. And when lunchtime comes, there's no shortage of spots to grab a nutritious bite from cafés and gastro pubs to delicious street food.

Battersea Power Station

APPLE HQ AND THE US EMBASSY ARE AMONGST OUR NEWEST NEIGHBOURS

The Black Dog

///what3words

SOLAR.RANGED.PARK

FOOD

1. TDQ Steaks
2. Chino Latino
3. Casa Madeira
4. Brunswick House
5. The Riverside
6. Bonnington Café
7. Pharmacy 2 @ Newport Street Gallery
8. The Black Dog
9. The Rose
10. Vauxhall Food & Beer Garden
11. Pret a Manger
12. Market Place Vauxhall

FITNESS

1. F45
2. CrossFit
3. Sleven Fitness
4. VauxWall
5. Anytime Fitness
6. Solo 60
7. The Gym Group

CULTURE

1. Newport Street Gallery
2. Cabinet Gallery
3. Above the Stag Theatre
4. Tea House Theatre

WALKING TIMES

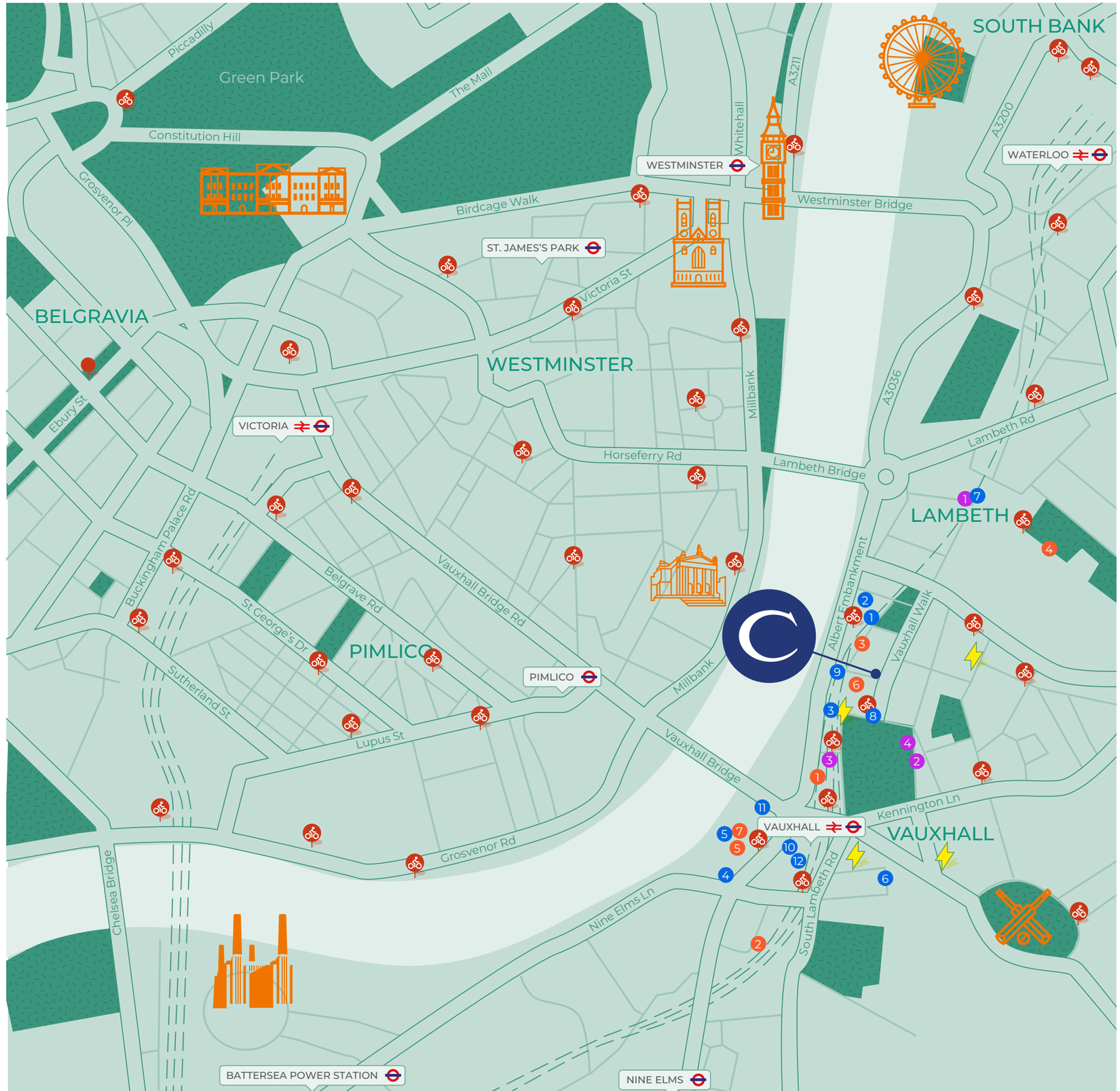
THAMES FOOTPATH	2 mins
ST GEORGE WHARF FERRY	11 mins
THE OVAL	11 mins
BATTERSEA POWER STATION	26 mins

VAUXHALL STATION	6 mins
OVAL STATION	16 mins
NINE ELMS STATION	17 mins
LAMBETH NORTH STATION	17 mins
WATERLOO STATION	15 mins

MAP KEY

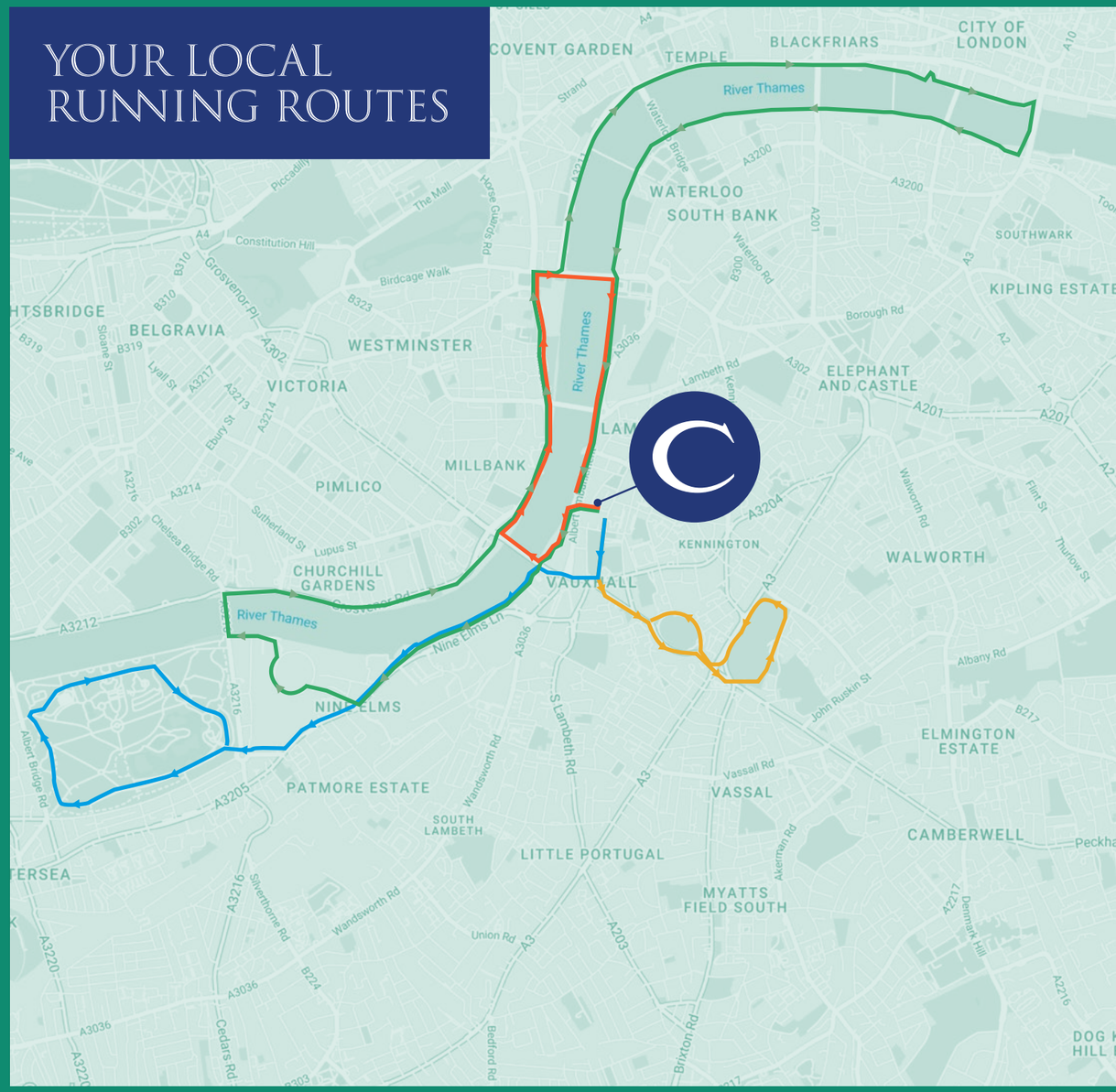
- Santander Cycle Hire
- Electric car charging points

Source: Google & TfL



GREEN SPACES & RIVER ACCESS

YOUR LOCAL RUNNING ROUTES



Stretch your legs and take in nature with a stroll around one of the many pocket parks or wander to Vauxhall Pleasure Gardens and visit alpacas at the much-loved city farm. And if you are seeking a little more exertion, why not run along the river, head to one of the local gyms or even try some indoor climbing.

CLICK FOR ROUTES

- Oval and Kennington Park | 4 km
- River Thames | 4.6 km
- Battersea Park | 8.6 km
- The long run | 15 km

YOU CAN GO ANYWHERE FROM HERE

From Vauxhall, you have an easy commute to just about anywhere. You're a quick walk away from Vauxhall Underground, Overground and Bus Station with frequent services to Waterloo, Victoria, Oxford Circus and King's Cross St Pancras. Or sail through rush hour by hopping on a Thames Clipper from St George Wharf to Blackfriars or London Bridge.

UNDERGROUND

4 STATIONS
within walking distance

UNDERGROUND

3 TUBE LINES
Northern / Victoria / Bakerloo

6 SANTANDER CYCLES
2 minute walk

OVERGROUND
6 minute walk

BUSES

11 SERVICES
from the building
88, 77, 87, 2, 156, 344, 436, N2, 360, 196, 36

3 AIRPORTS
within an hour

Vauxhall Zone 1	Vauxhall Walk	Vauxhall Zone 1	Vauxhall Zone 1
Westminster 9 minutes	Westminster 11 minutes	Clapham Junction 4 minutes	Victoria 4 minutes
London Eye 12 minutes	Lambeth Palace 12 minutes	Waterloo 4 minutes	Green Park 6 minutes
Bankside 18 minutes	Waterloo 13 minutes	Victoria 5 minutes	Oxford Circus 8 minutes
London Bridge 22 minutes	Elephant & Castle 17 minutes	Wimbledon 12 minutes	Leicester Square 13 minutes
Canary Wharf 31 minutes	Liverpool Street 33 minutes	Kingston upon Thames 24 minutes	Bank 16 minutes
Greenwich 42 minutes	Bankside Pier 37 minutes		Charing Cross 16 minutes for Eurostar
			King's Cross St Pancras 20 minutes for Eurostar

WHAT'S IN A NAME?

COADE

The Coade pays homage to Lambeth resident Eleanor Coade, one of the few women acknowledged as a major influence on eighteenth-century architecture. Coade; a pioneering Georgian craftswoman and industrialist, adapted a secret formula to manufacture an elegant artificial stone made of clay, terracotta, silicates and glass. Her incredible concoction has inspired a captivating arrival experience for you and your guests.

COADE STONE

Many leading architects in the late 18th and early 19th centuries, including Robert Adam, Sir John Nash, Sir John Soane and James Wyatt, used the stone for all sorts of intricate architectural details as well as monuments, sculptures, ornaments and garden furniture. The revolutionary material was exceptionally resistant to weathering and so hard-wearing that many sculptures and architectural details made from it remain in pristine condition today.

THE SOUTHBANK LION

Coade stone is found all over London, but one of the finest examples is the Southbank Lion at Westminster Bridge. Looking at its polished white coat, smooth mane and immaculate paws, it's hard to believe this stately looking creature is almost 200 years old. Once an emblem of the Lion Brewery in Lambeth, it survived World War II and was saved from demolition by King George VI before being placed at Waterloo Station at one of the gates to the Festival of Britain. In 1966 the lion was moved again to its new home on a plinth outside County Hall, where it reigns today.

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