Tuckerman
CHARTERED SURVEYORS

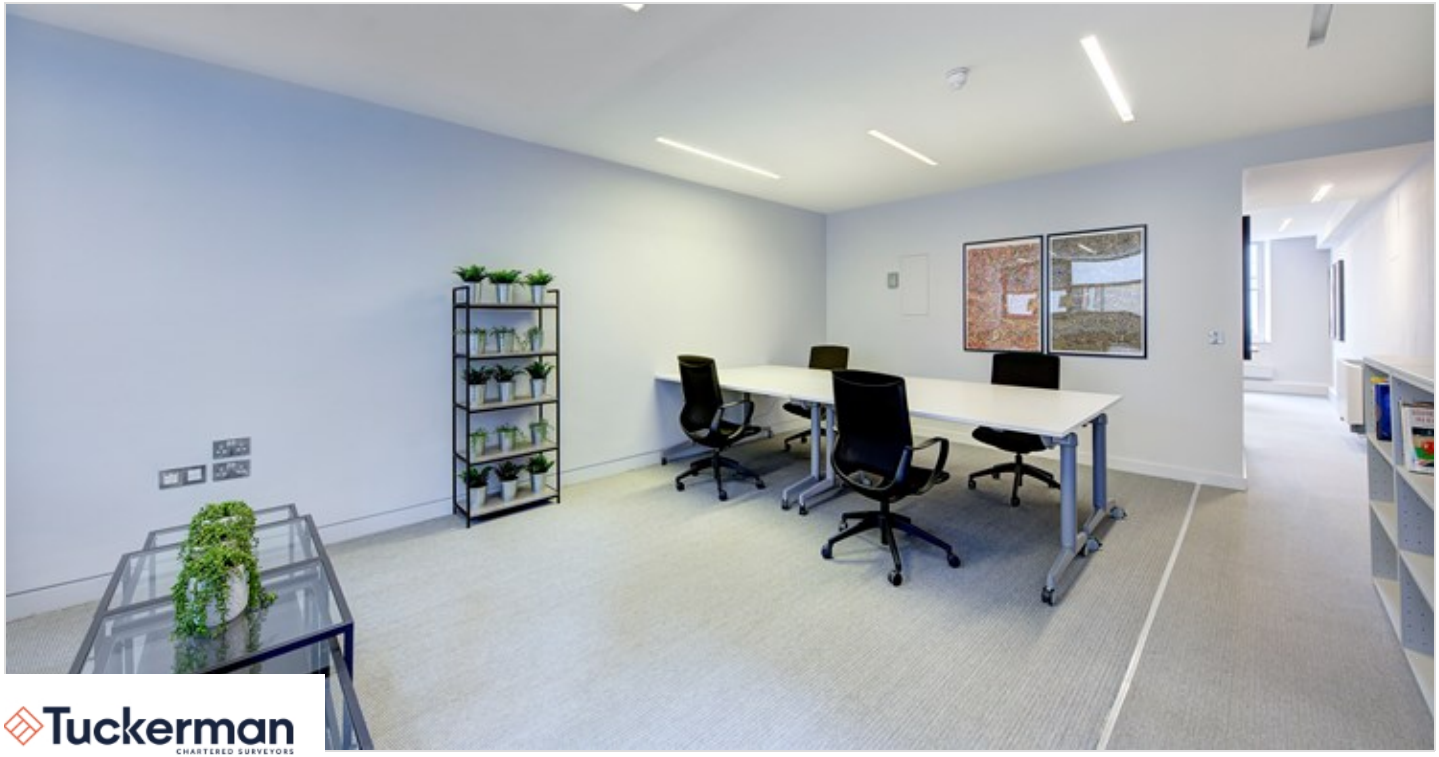
244 Vauxhall Bridge Road, London, SW1V 1AU

OFFICE TO RENT



tuckerman.co.uk
020 7222 5511

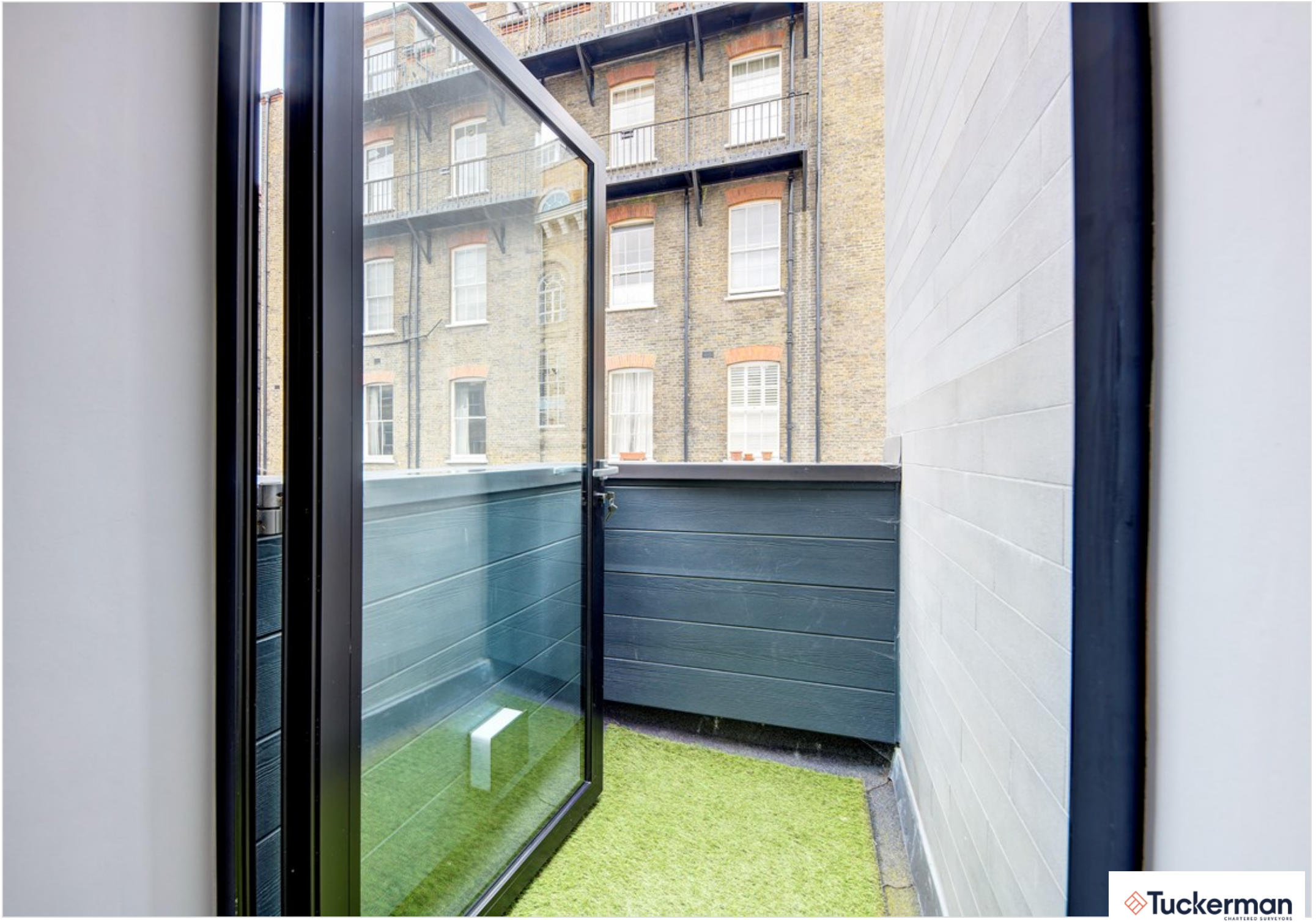




Description

The available accommodation comprises the entire second floor offices that have been fully fitted out to an excellent standard providing office accommodation which benefits from great natural light.

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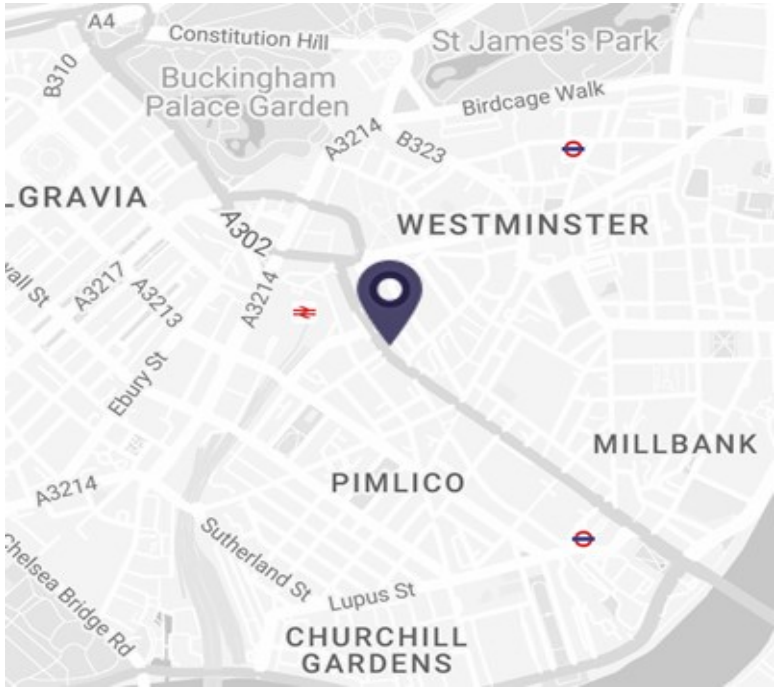

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Location

244 Vauxhall Bridge Road is situated in a prime Victoria location, within close proximity to Victoria Station. The local area has gone through a radical period of regeneration over the last few years, creating new retail offerings around the station, and a number of notable hotel development schemes on Vauxhall Bridge Road.

Transport links are provided by Victoria mainline station, St James's Park, Pimlico and Westminster tube stations. Numerous buses pass the property and a Boris Bike station is less than a minute away.



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Amenities

- Fully fitted
- Excellent natural light
- Private terrace
- Air Condition
- Demised WC and Shower
- Video Phone Entry System
- Kitchenette
- IT

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Second	640	£35.00	£22.44	£7.81	£41,760.00	£3,480.00	Available
TOTAL	**640**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

New lease for a term by arrangement.

Service Charge

£7.81 per sq ft.

EPC

Available on request.

Rent

£35.00 per sq ft.

Rates

£22.44 per sq ft.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman 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 Tuckerman 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.