

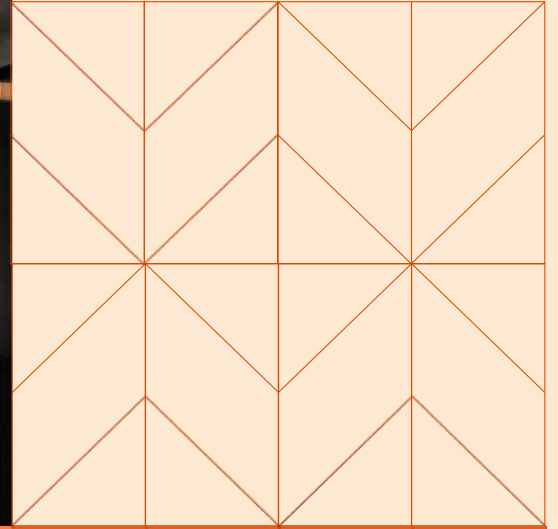
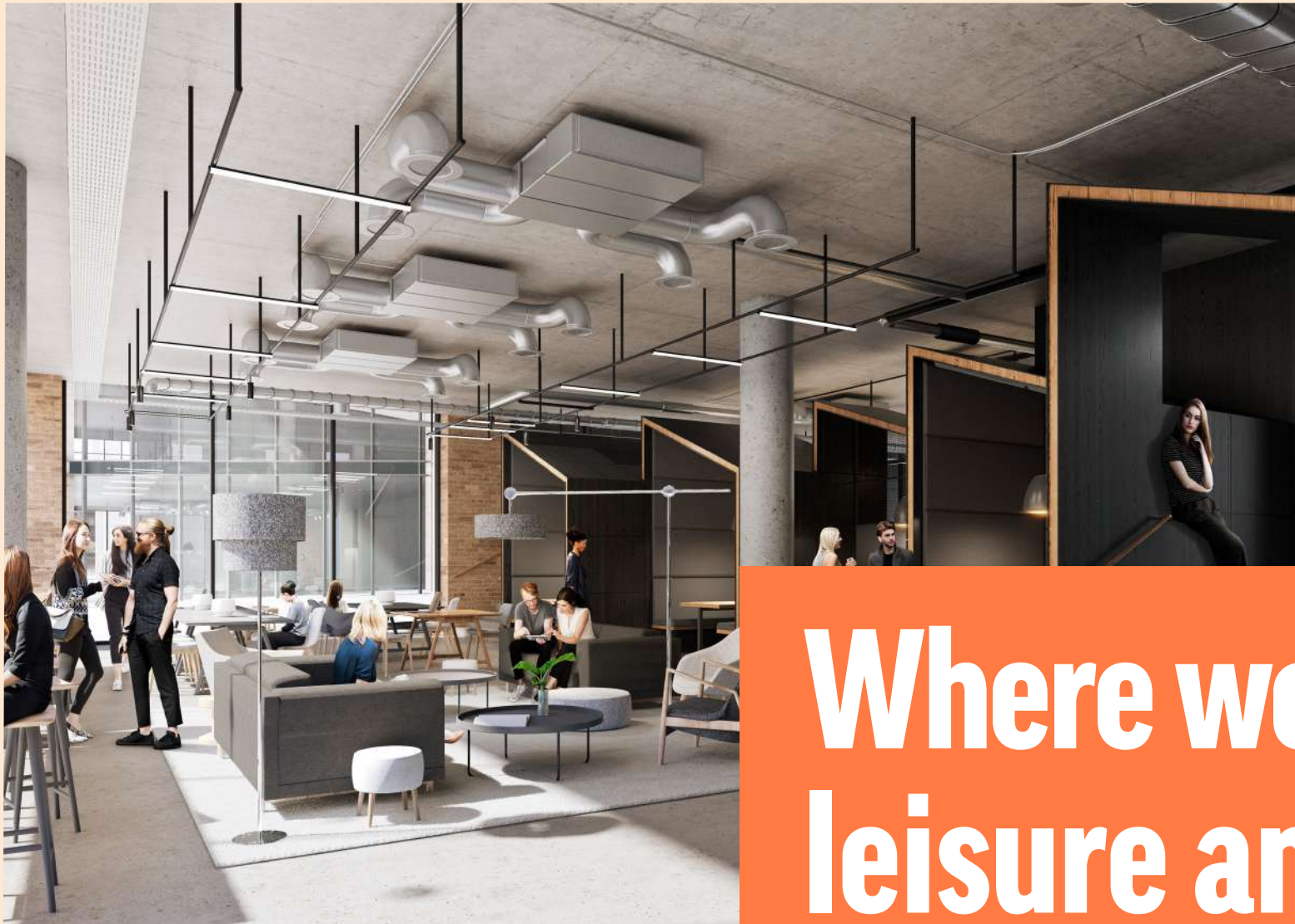
GRAPHITE SQ

VAUXHALL



GRAPHITE SQUARE

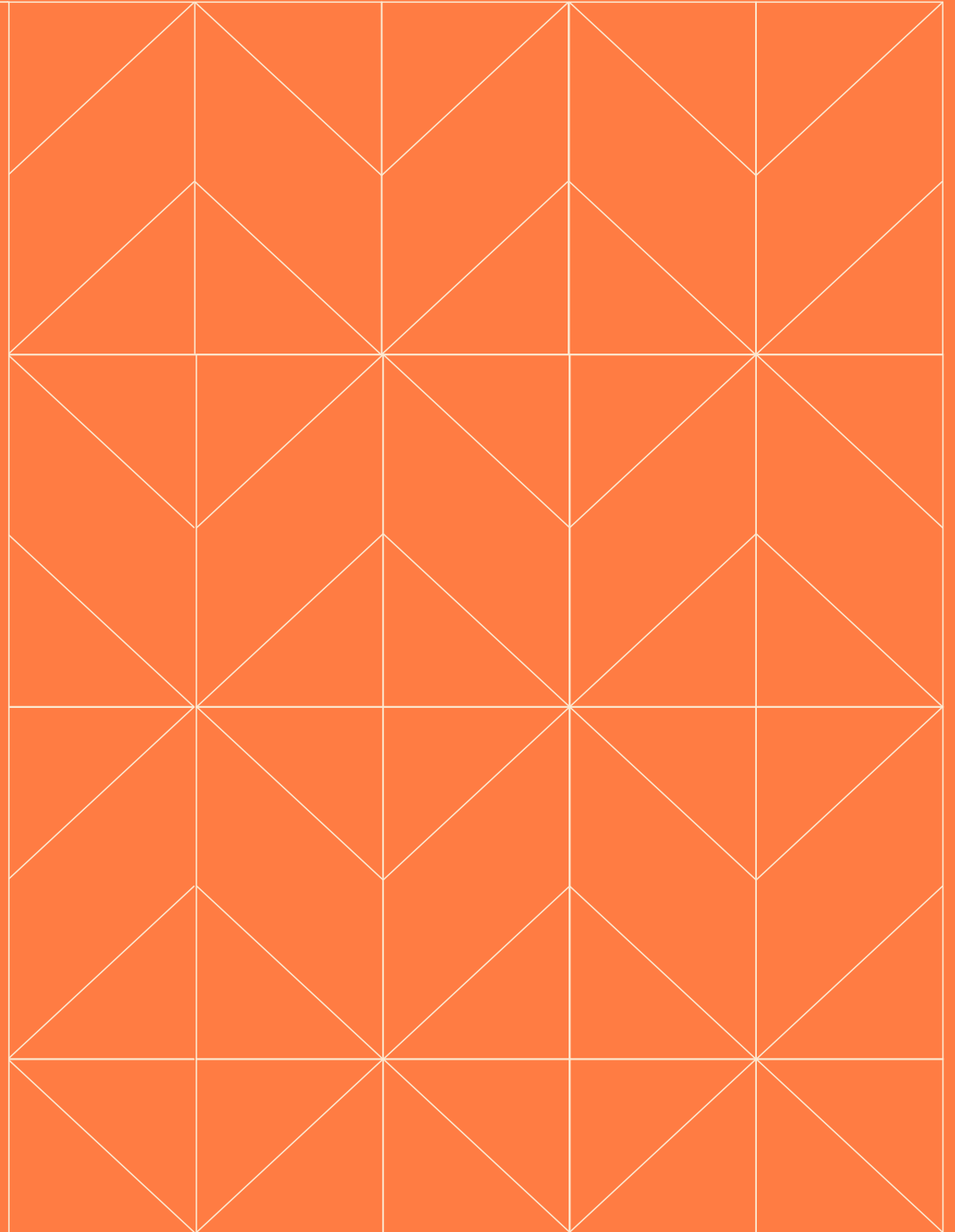
VAUXHALL, LONDON



**Where work,
leisure and
life come
together**



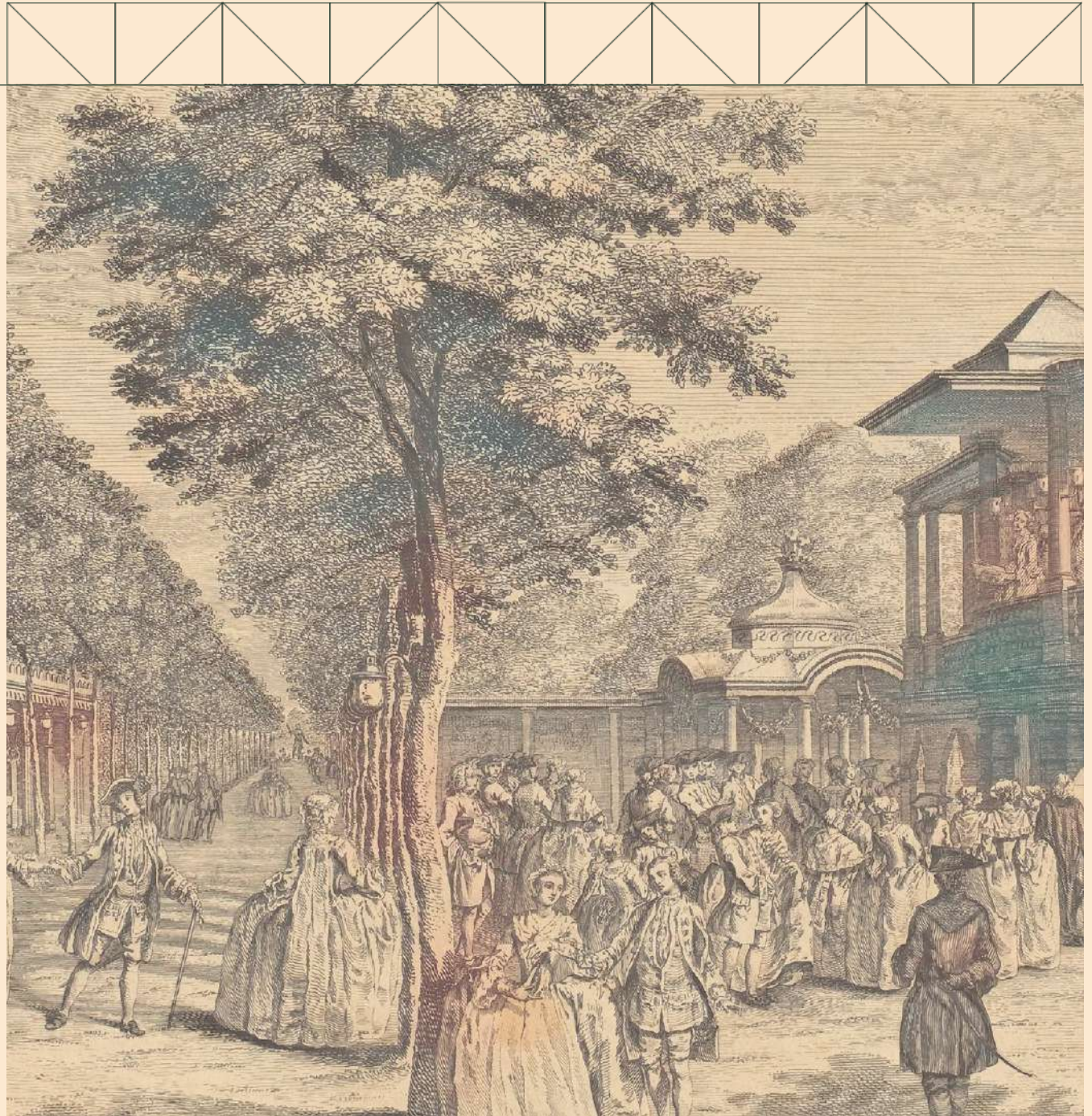
Area



The story of the site

Anchored in a rich history, Graphite Square bridges the past with the present.

Graphite Square stands proudly on the very grounds where the name Vauxhall was first conceived. Tracing its roots back to the 13th century, Vauxhall originated from Falkes de Breaute's estate, known as Falkes' Hall, which later evolved into Fox Hall and ultimately Vauxhall.



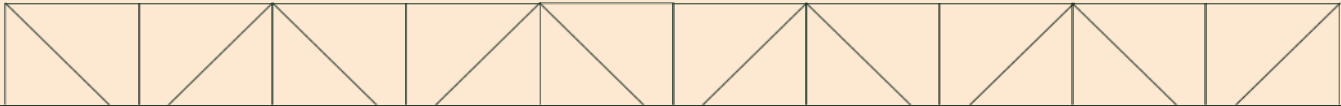
Area

In the heart of Vauxhall

- Zone 1 location
- 150m from the River Thames
- Excellent connectivity via Vauxhall National Rail, Underground and bus stations
- 36% estimated population growth from 2020 to 2035
- 5-minute walk from Vauxhall station



Area



Bearpit Karaoke



Newport Street Gallery



Brunswick House



The Garden



Vauxhall Transport Hub



Vauxhall Summer Screen



Tamesis Dock



Vauxhall Mural

Area

ARTS & CULTURE

1. GARDEN MUSEUM
2. NEWPORT STREET GALLERY
3. BEACONSFIELD GALLERY
4. TATE BRITAIN
5. CHELSEA GALLERY
6. CABINET GALLERY
7. GASWORKS GALLERY

FOOD & DRINK

1. THE WINDMILL
2. JOLLY GARDENERS
3. TAMESIS DOCK
4. CHINO LATINO
5. FRIDA'S
6. THE BLACK DOG
7. CASA MADEIRA
8. MOTHER KELLY'S
9. ATMOSFERA
10. METROPOLIS
11. TEAHOUSE THEATRE
12. JIHWAJA
13. MC & SONS
14. POTUS
15. THE BEEHIVE
16. PRET A MANGER
17. WATERFRONT
18. COTTONS
19. STARBUCKS
20. MARKET PLACE
21. THE RIVERSIDE
22. BRUNSWICK HOUSE
23. NANDO'S
24. CAFE ITALO
25. BONNINGTON SQUARE CAFE
26. MUMBAI DELIGHT
27. DARBY'S
28. TIA MARIA

WORKSPACES

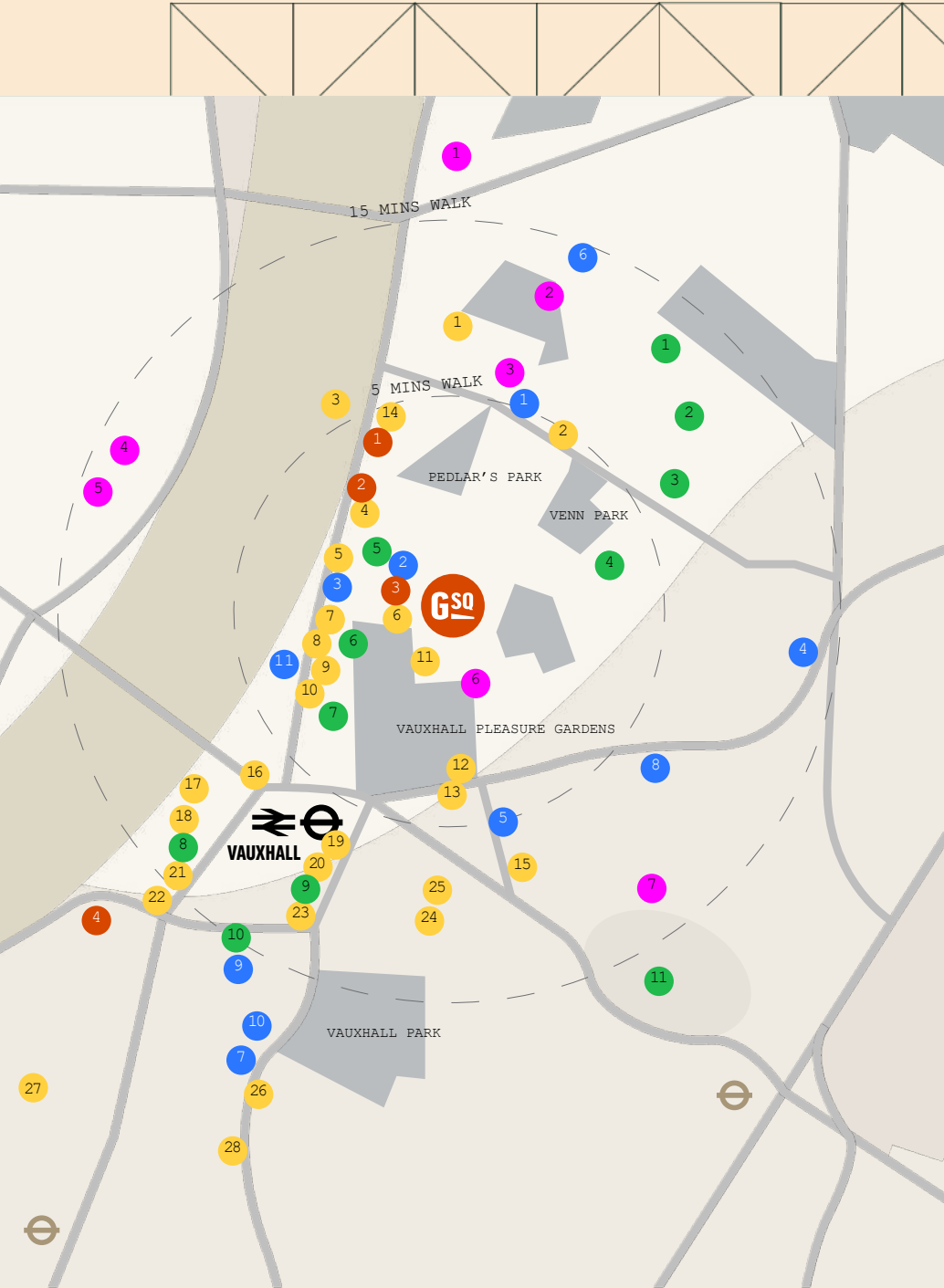
1. WORKSPACE - CHINA WORKS
2. THE COADE
3. HQ VAUXHALL
4. WORKSPACE - EDINBURGH HOUSE
5. WORKSPACE - VOX STUDIOS
6. PARADISE LONDON
7. STORYBOX
8. PHOENIX WORKS
9. THE PAVILION AT DAMAC TOWER
10. MILES YARD
11. CAMELFORD HOUSE

HOTELS

1. HYATT REGENCY LONDON
2. PARK PLAZA ON THE RIVER
3. STAYBRIDGE SUITES
4. PARK HYATT LONDON

SPORTS & WELLNESS

1. VAUXWALL WEST
2. FOUNDRY
3. BLACK PRINCES TRUST
4. URBAN WARRIORS
5. BASE DANCE STUDIOS
6. SLEVEN FITNESS
7. F45
8. EMBODY WELLNESS
9. VAUXWALL EAST
10. CROSSFIT VAUXHALL
11. KIA OVAL



24/7

FOOTFALL+ NIGHT
TIME ECONOMY

103,000
COMMUTERS DAILY

2,500+
STUDENTS

10+
FLEXIBLE
WORKSPACES

3,500
NEW HOMES

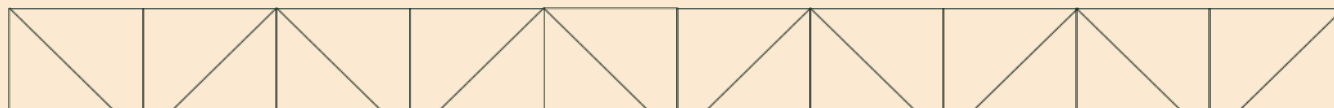
8,000
NEW JOBS

2M+
SQFT OF OFFICE SPACE

25+
ACRES OF GREEN
SPACE

880+
ROOMS ACROSS 3
HOTELS

CONNECTING POINT FOR
THE LOW LINE



The business of pleasure, since 1660



Vauxhall Transport Hub



KIA Oval Stadium



The Black Dog Pub

Stumbling distance from the Vauxhall Pleasure Gardens, the birthplace of large-scale outdoor entertainment, here you can step off your doorstep and into some of the world's best performances.

With a diverse population of over 42,000, Graphite Square sits at the beating heart of this fast-growing neighbourhood. Here, young professionals and international students brush shoulders with vibrant performers and the daily visitor bustle, making the most of the green gardens and quirky local haunts.



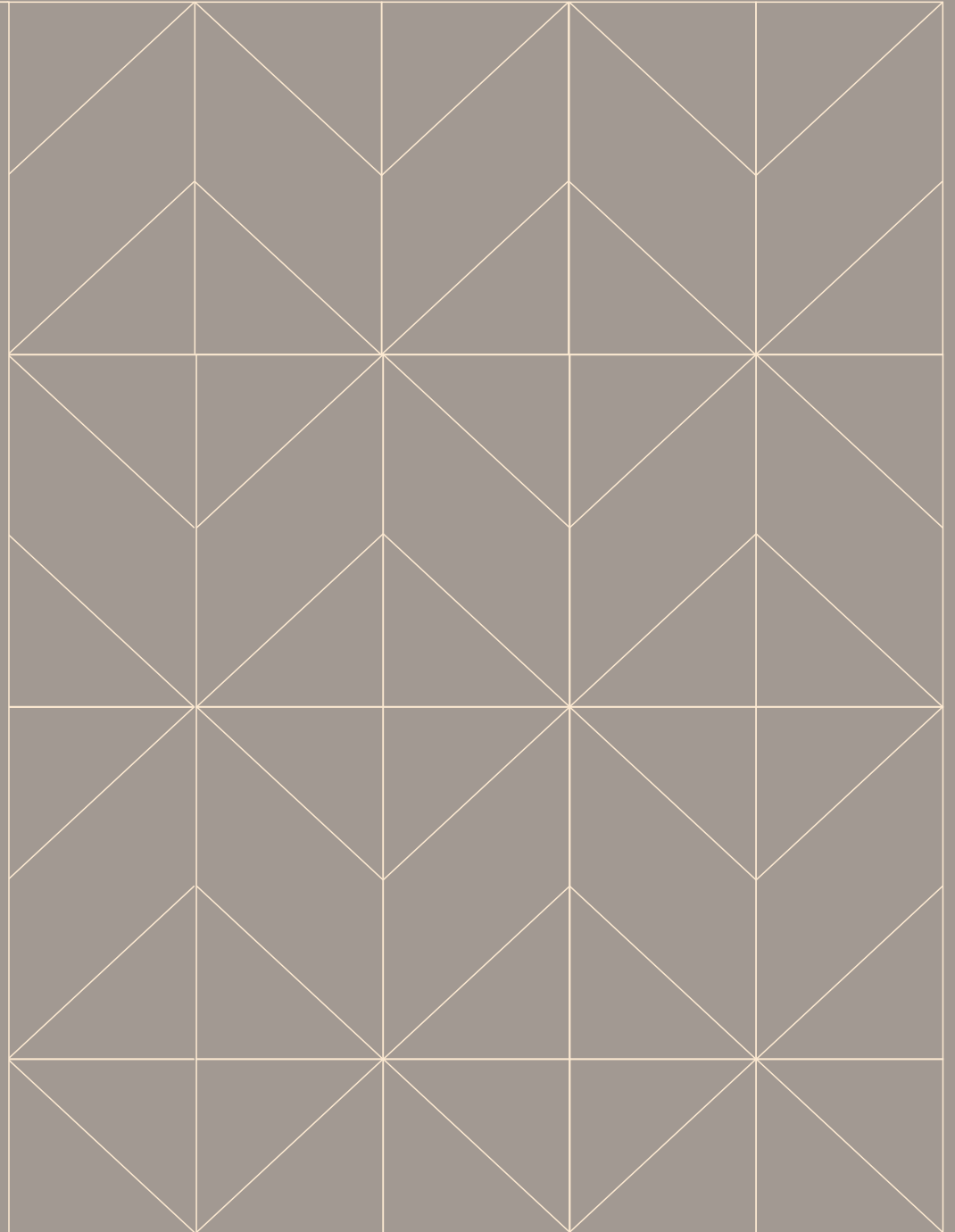
Victorian Vauxhall



Vauxhall Summer Screen

Inspired by its eclectic community and the architecture of its industrial heritage, Graphite Square is set to become London's most characterful destination. Just moments from the icons of London, this enviably connected new hub is somewhere your team will shine.

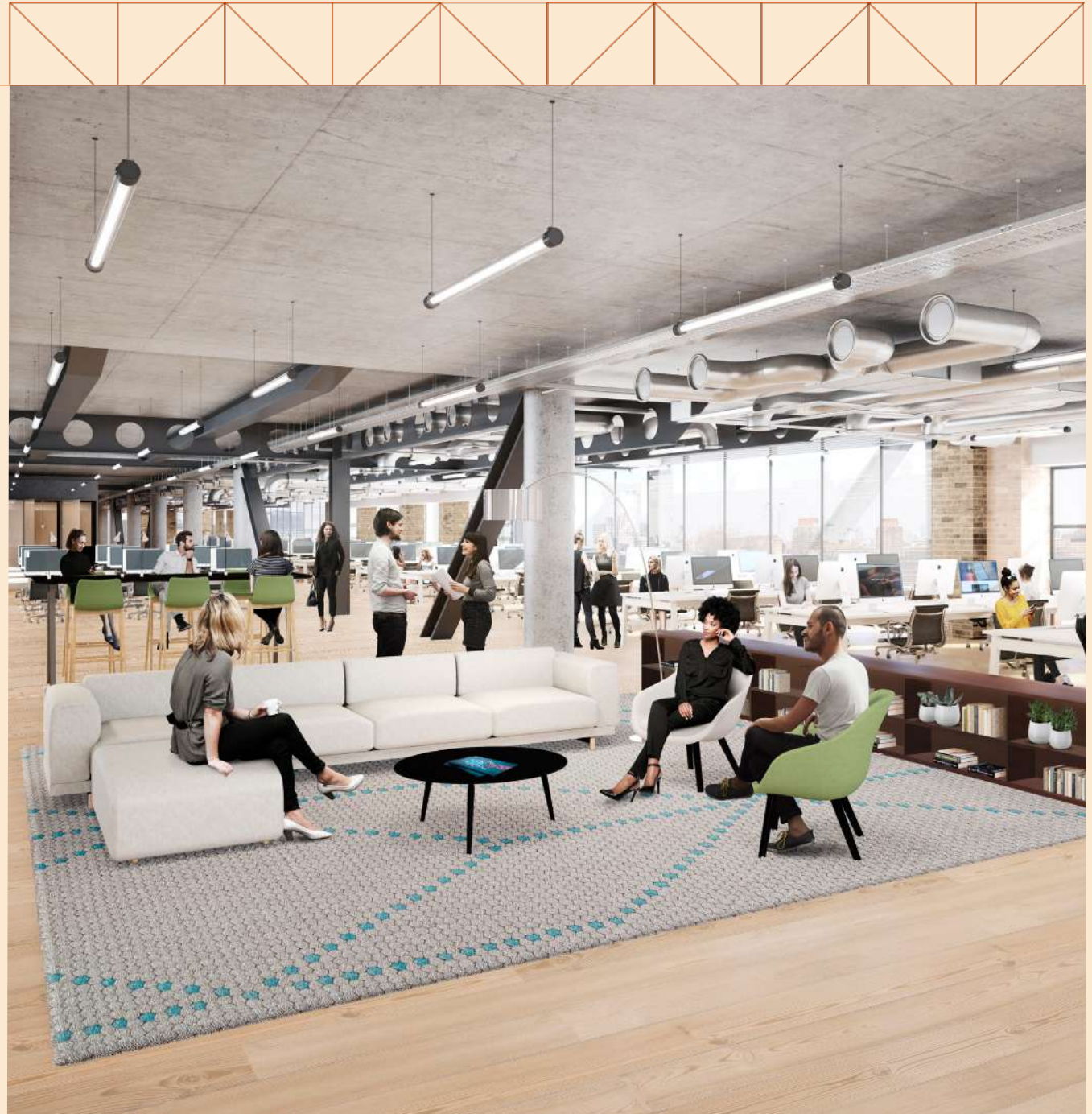
Building



Building

Designed by award-winning Ben Adams Architects, Graphite Square is a lateral warehouse-style development.

Graphite Square offers more than office space. It's where people meet, share ideas, and build connections. Purpose-built for collaboration, the building blends offices with inspiring communal spaces. Tenants benefit from facilities that support both focused work and team interaction, ensuring modern businesses have the right environment to grow in a competitive market.





The mixed-use development with everything today's businesses need



IMPRESSIVE AND WELCOMING
DOUBLE HEIGHT RECEPTION

1:8 sqm

OCCUPANCY
DENSITY



ALL M&E SERVICES TO BE
BRAND-NEW THROUGHOUT



TO BE FINISHED WITH ENERGY
EFFICIENT LIGHTING CONTROL



RAISED ACCESS
FLOORING



EXPOSED SERVICES & BESPOKE
CAT A OPTIONS AVAILABLE

24 HR

SECURE AND
PRIVATE ACCESS



4X 12-PERSON LIFTS

214

BIKE SPACES

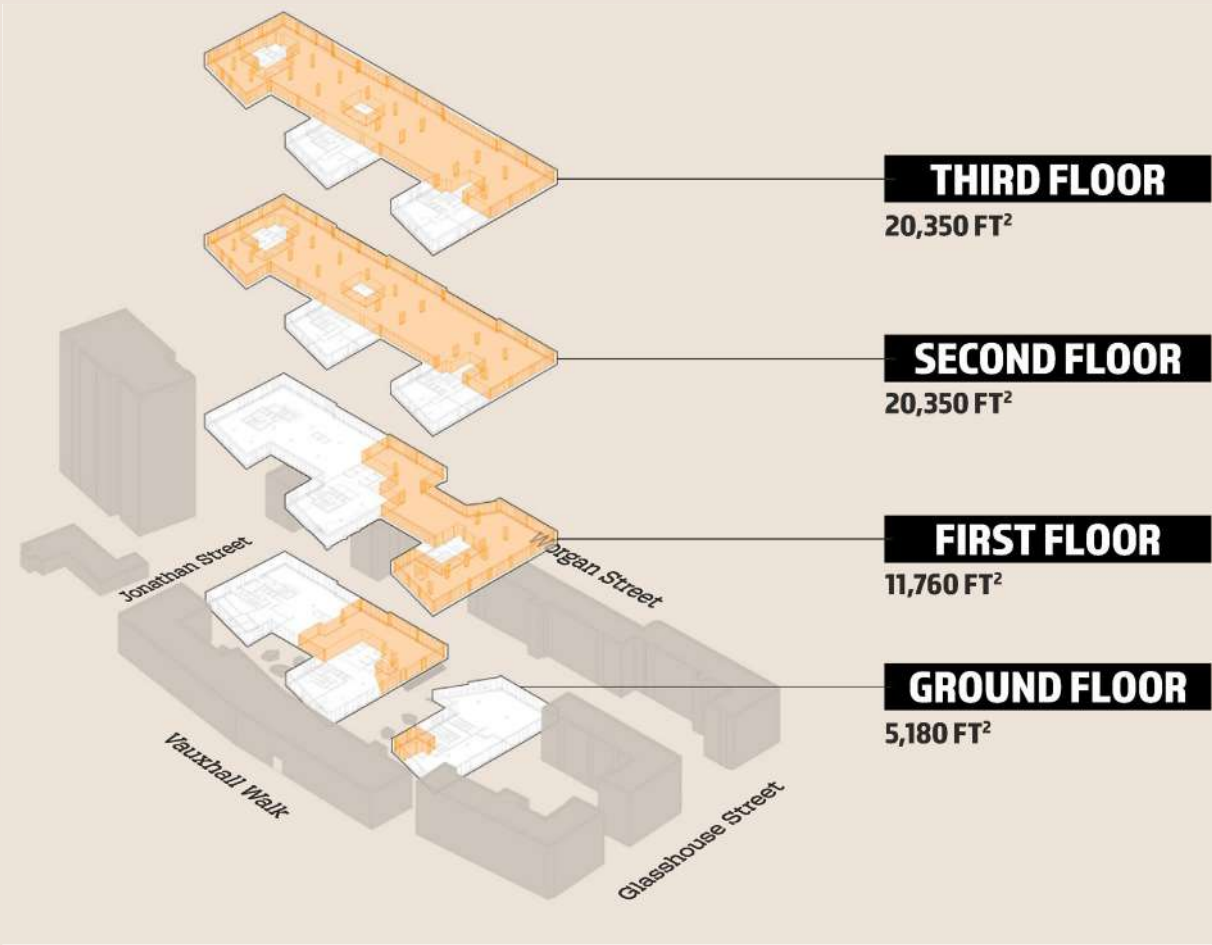
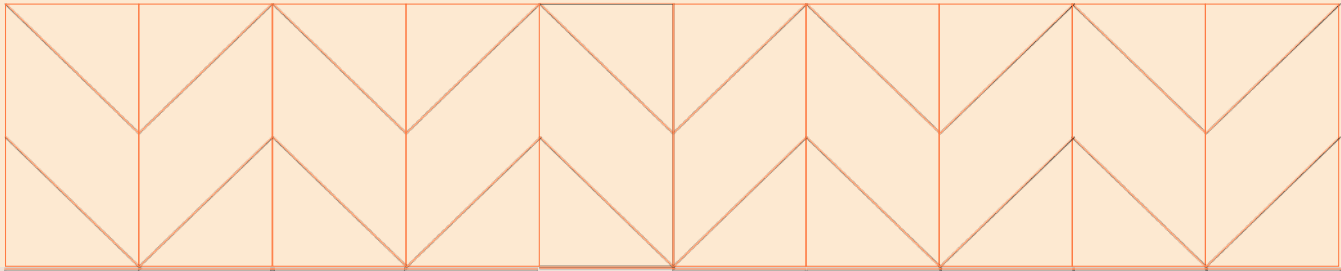


BREEAM RATED EXCELLENT



Building

THIRD FLOOR	AVAILABLE
20,377 SQ FT	
SECOND FLOOR	AVAILABLE
20,377 SQ FT	
FIRST FLOOR	AVAILABLE
11,797 SQ FT	
GROUND FLOOR	AVAILABLE
4,322 SQ FT	
LOWER GROUND FLOOR	AVAILABLE
3,409 SQ FT	
TOTAL	
60,282 SQ FT AVAILABLE	



Building

GROUND FLOOR

4,322 SQ FT

AVAILABLE



Key

LANDLORD

AvailableAVAILABLE

RESIDENTIAL

LetUNDER OFFER

Building

FIRST FLOOR

11,797 SQ FT

AVAILABLE



Key

LANDLORD

RESIDENTIAL

AvailableAVAILABLE

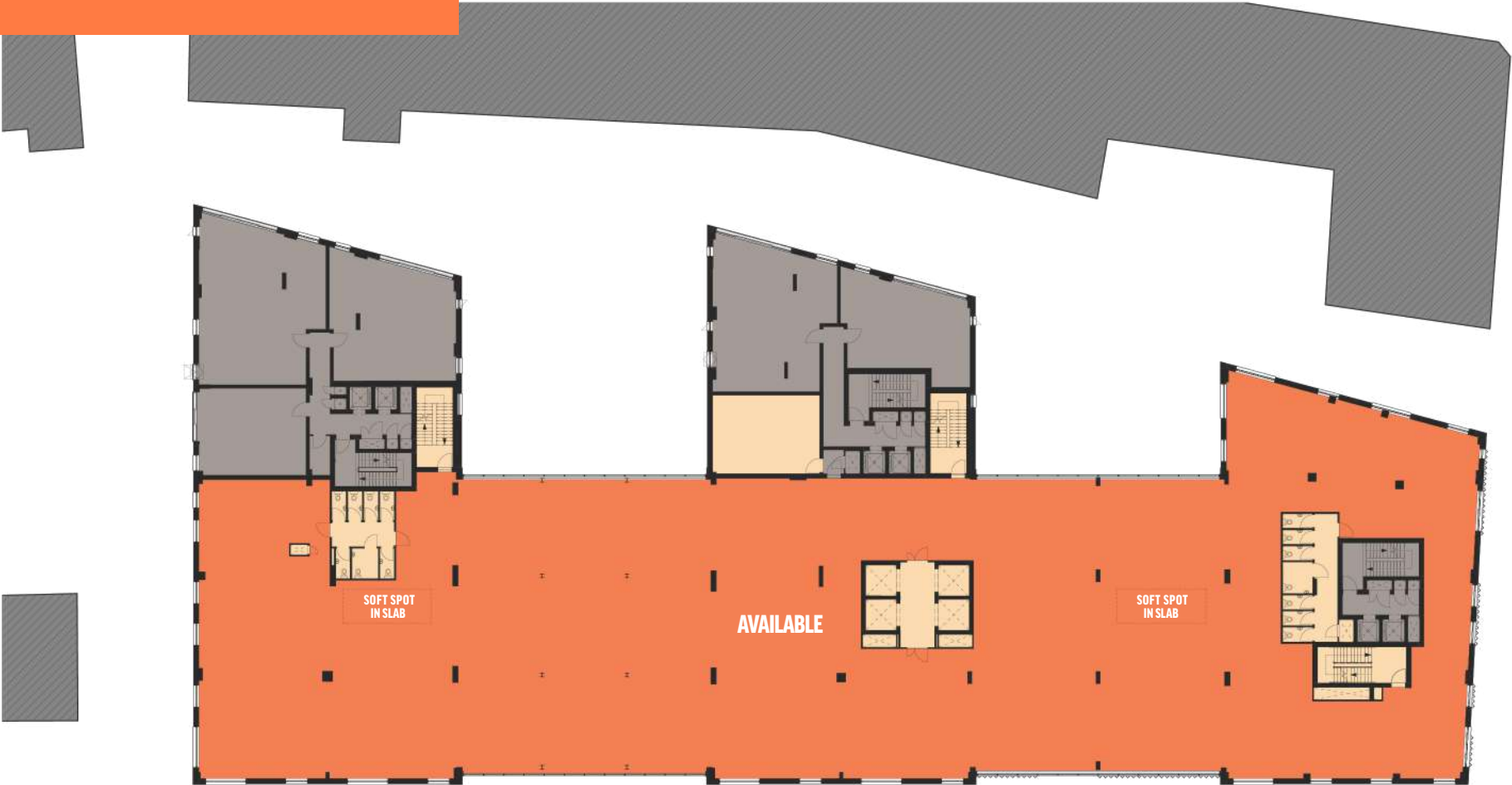
LetUNDER OFFER

Building

SECOND FLOOR

20,377 SQ FT

AVAILABLE



Key

- LANDLORD
- Available
- RESIDENTIAL
- Let UNDER OFFER

Building

THIRD FLOOR

20,377 SQ FT

AVAILABLE

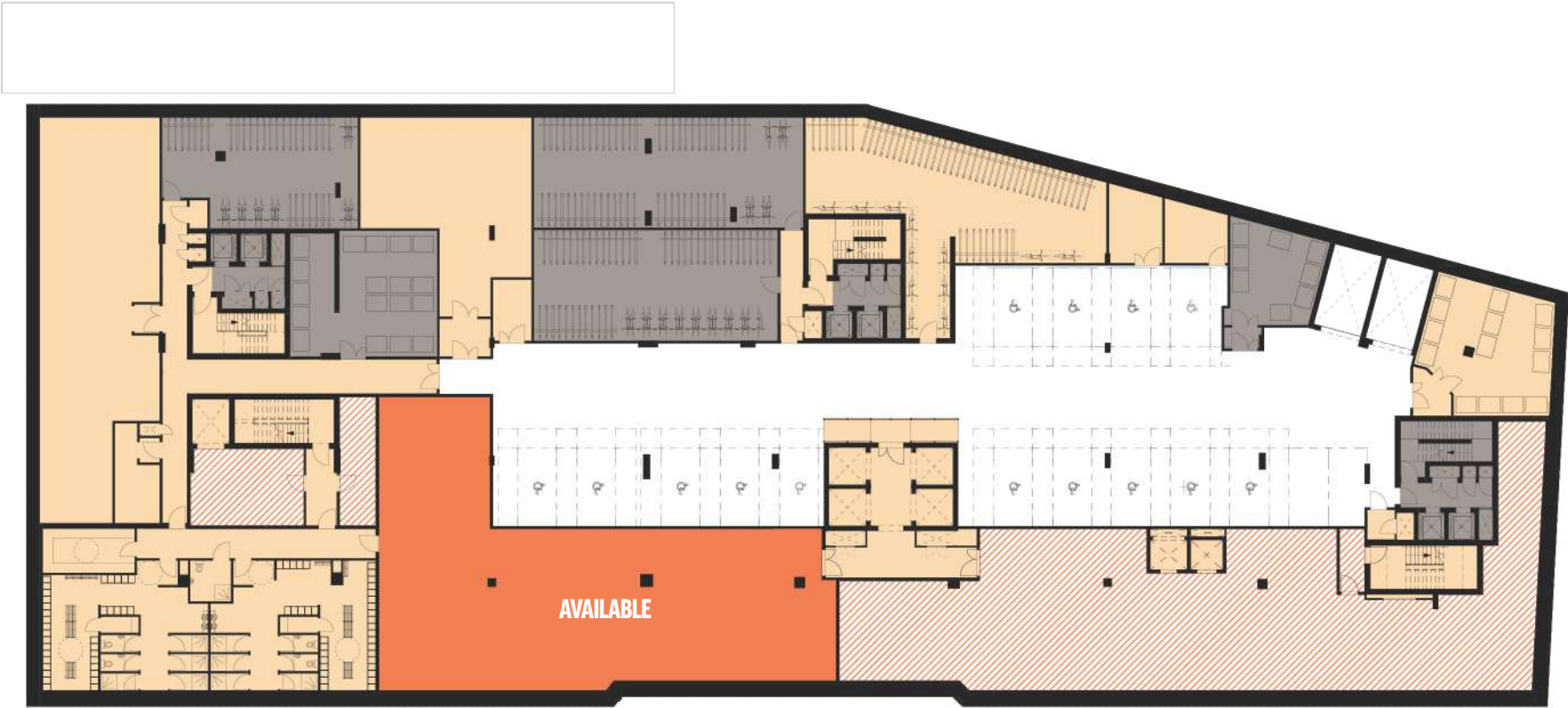


Building

LOWER GROUND FLOOR

3,409 SQ FT

AVAILABLE

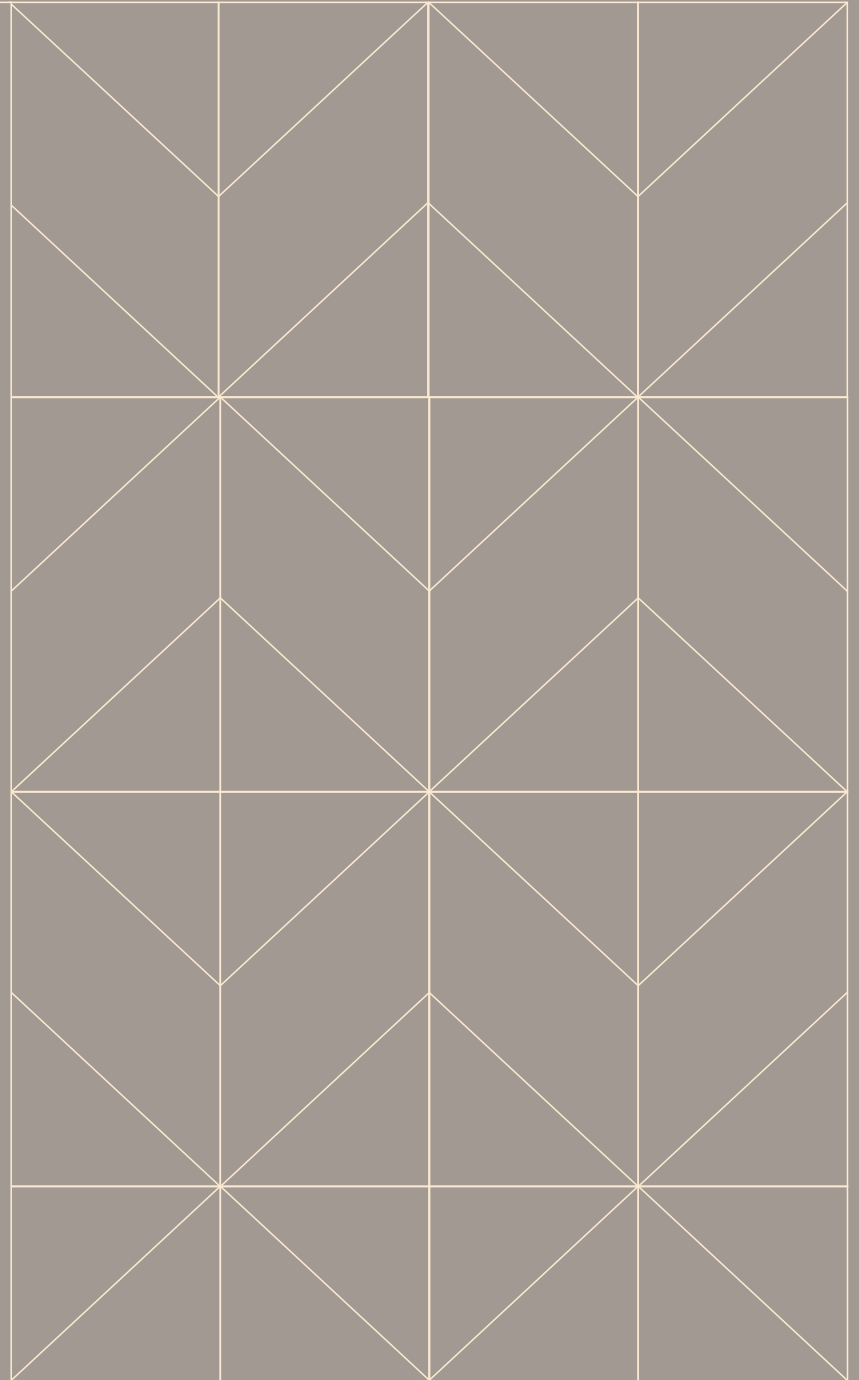


Key

 LANDLORD	 AvailableAVAILABLE
 RESIDENTIAL	 LetUNDER OFFER

Beyond workspace

**Amenities that
support every day**

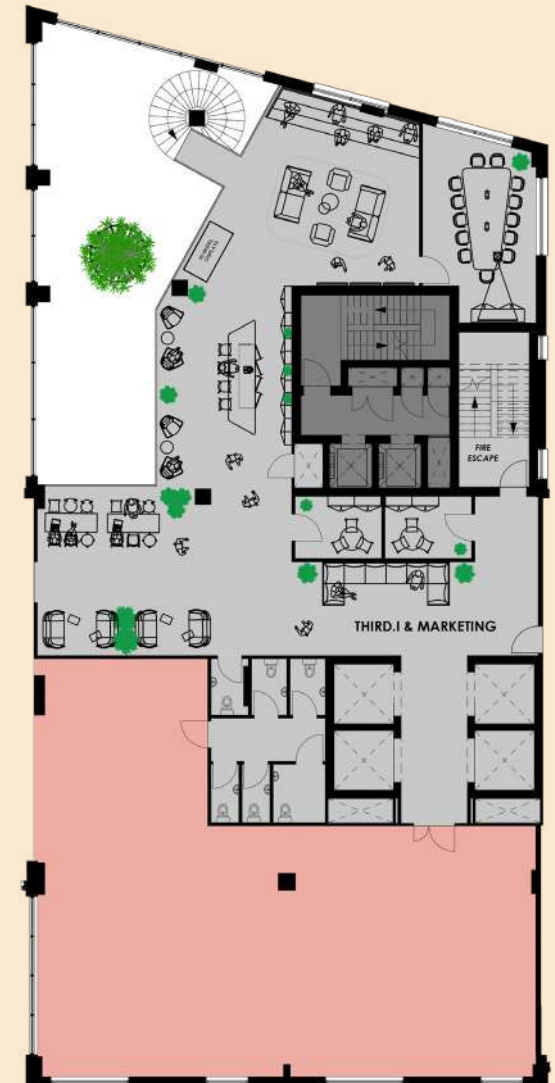


Communal Lounge

The Communal Lounge sets the tone for Graphite Square. A calm yet striking space where industrial heritage meets refined detail. With warm textures, contemporary finishes, and resilient design, it creates a welcoming front-of-house for tenants and visitors alike. It is a collaborative space that reflects the character and ambition of the building.

Available to occupiers:

- Bookable meeting room
- Collaborative seating areas
- Breakout/Kitchen bar
- Ability to book out for events

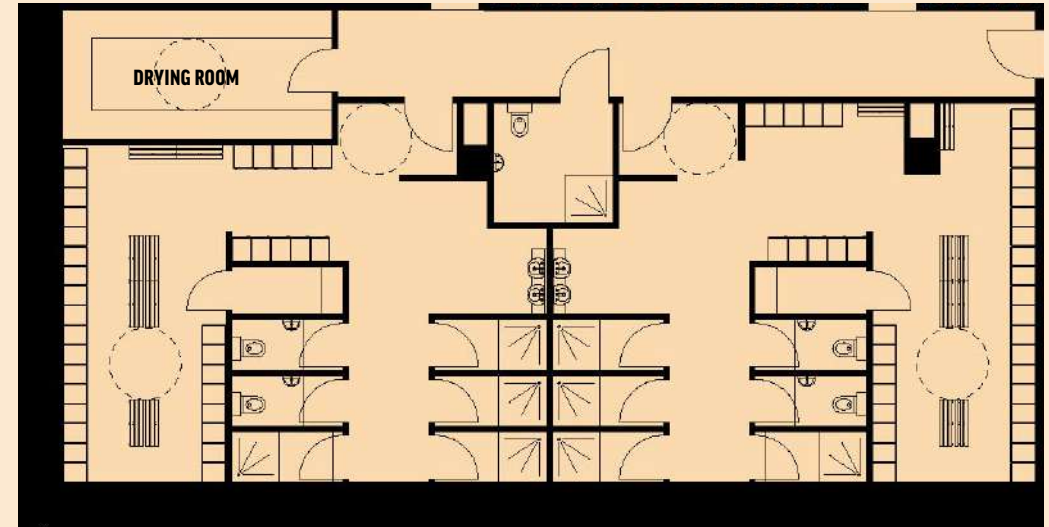


End of trip

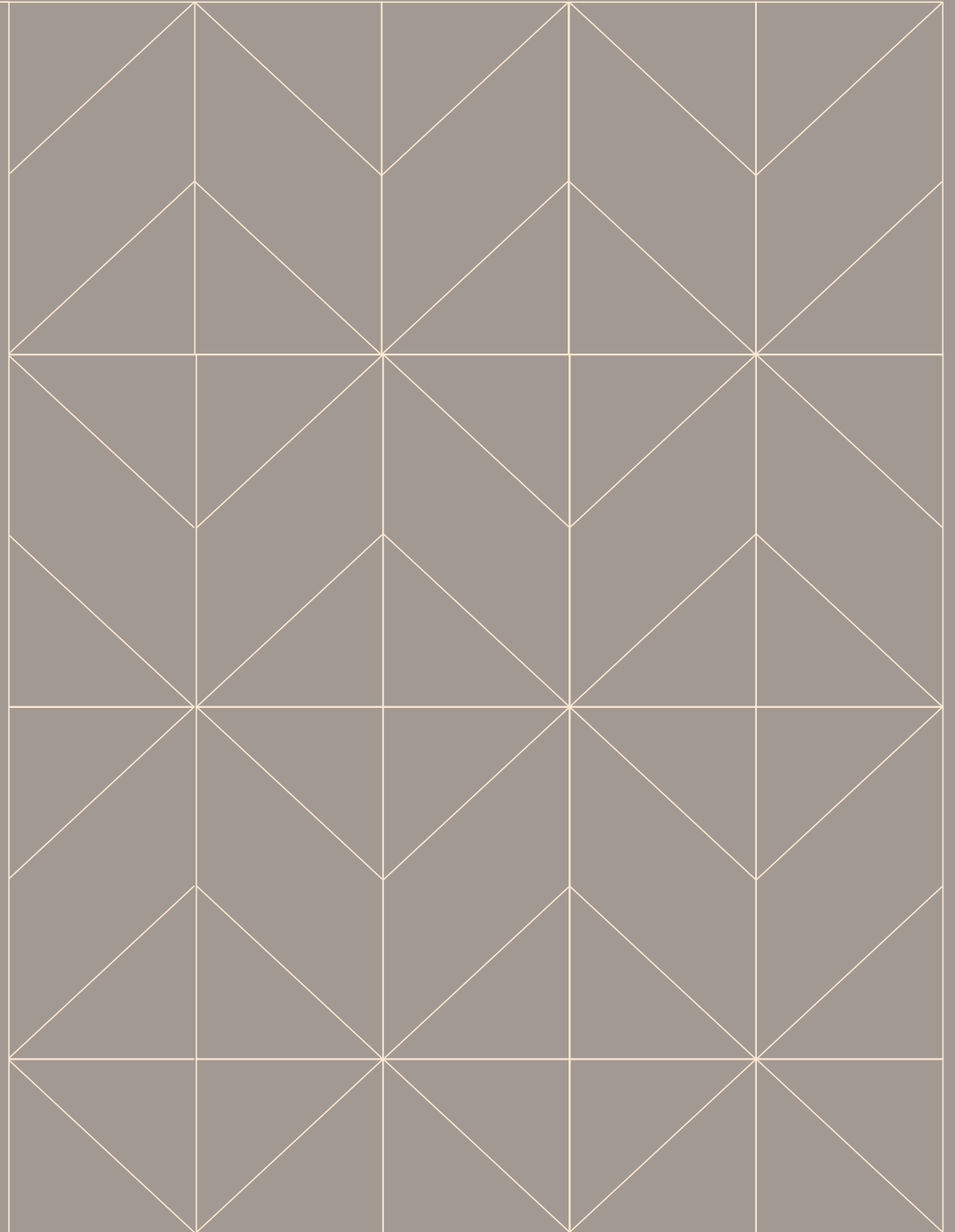
Whether wellness-focused or active, Graphite Square supports different lifestyles. The lower ground floor is designed for wellbeing and sustainable commuting. Purpose-built for convenience, these amenities ensure a seamless transition between work, exercise and travel.

Amenities in these areas:

- 214 cycle spaces
- Separate male and female changing areas
- 4 male and female showers
- Gender neutral accessible shower and WC facility
- TBC lockers
- Drying room
- 2 x car lifts providing basement access



Team



Team

Each member of the team working across Graphite Square has been selected for their unrivalled expertise and dedication to excellence.

DEVELOPMENT BY

Third.i

Third.i Group is the industry-leading developer behind Graphite Square.

Founded almost 20 years ago, Third.i is one of Australia's premier diversified property development and investment firms.

Expanding their enviable track record to the UK in 2018, the company has a current pipeline in excess of \$4 billion AUD (£2+ billion GBP). The company comprises a team of dedicated professionals and an international network of investors and business partners, all committed to creating a sustainable and scalable property business built on innovative brilliance.

Globally recognised and multi-award winning, Third.i covers multiple sectors of development including residential, commercial, retirement living and specialist disability accommodation.

To find out more, please visit: thirdigroup.com

ARCHITECTURE BY

Ben Adams Architects



INVESTMENT PARTNERS



PACIFIC
TIGER
GROUP

CONSTRUCTION BY

VISION



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**We would be
delighted to host you.**