Tinworth Street
Vauxhall SE11

Office Space
Available To Let

1–6 Citadel Place

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Overview

Smarter working

1-6 Citadel Place provides an ideal opportunity with 26,000 -211,000 sq ft of office space, in a secure campus environment.

The available space is arranged over four floors, and is secured by a perimeter fence and security office.

Secure campus offering an HQ opportunity

Short walk from Vauxhall Station

The Site

Strategic location

1-6 Citadel Place

On site restaurant facilities available

On-site gym facilities

192 above and under-ground car parking spaces

Fully fenced site with security office

Full access raised floors

Suspended ceilings

Lifts service all levels

EPC - C

Specification

A higher standard

Citadel Place is well located being appropriately 8 minutes walk from Vauxhall Station, which provides access both into Central London and out to the south east.

The campus provides access to on-site facilities including a gym and restaurant, however you are a short walk from a range of surrounding retail & leisure options.

There are a range of unit sizes across the estate to accommodate every need, starting at 26,000 sq ft.

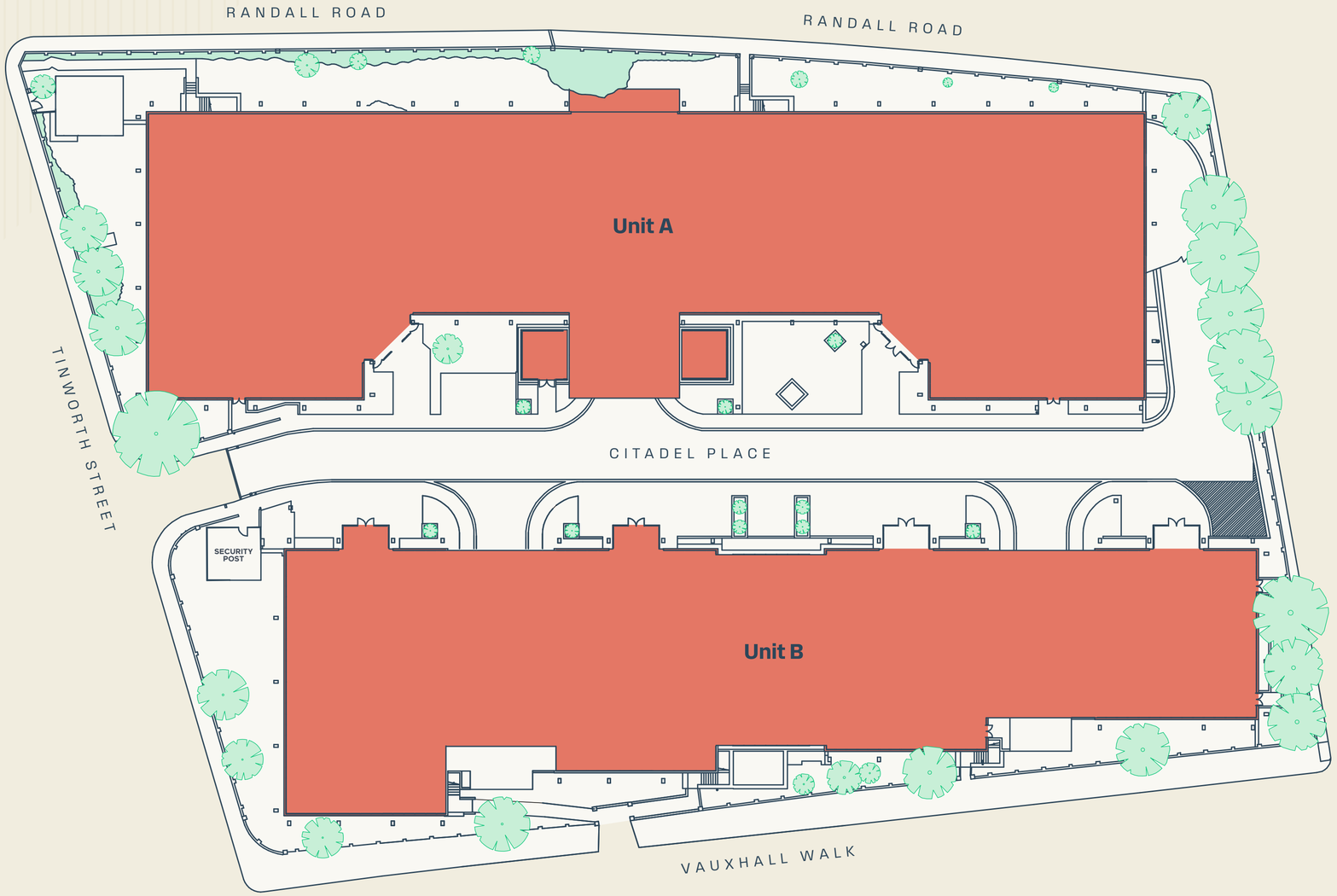
For indicative purposes only. Not to scale.

Flexible spaces

Unit A	Sq M	Sq Ft
3rd	2,544	27,383
2nd	2,544	27,383
1st	2,544	27,383
Ground	2,350	25,295
Sub Total NIA	**9,982**	**107,444**

Unit B	Sq M	Sq Ft
3rd	2,462	26,501
2nd	2,462	26,501
1st	2,462	26,501
Ground	2,240	24,111
Sub Total NIA	**9,626**	**103,614**

Total Office NIA	**19,608**	**211,058**



Lifestyle

Vibrant location

The local area is well served by a host of amenities, including restaurants, coffee shops, gyms and relaxing green spaces.

1

2

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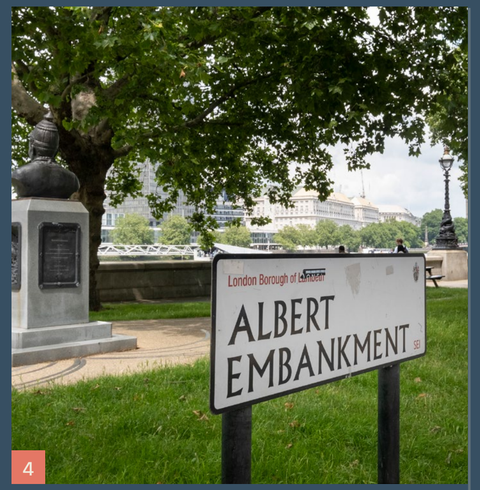

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Located just off Albert Embankment, the building occupies a prime position in the vibrant heart of Vauxhall.

The nearby River Thames provides an idyllic waterside environment surrounded by iconic landmarks.

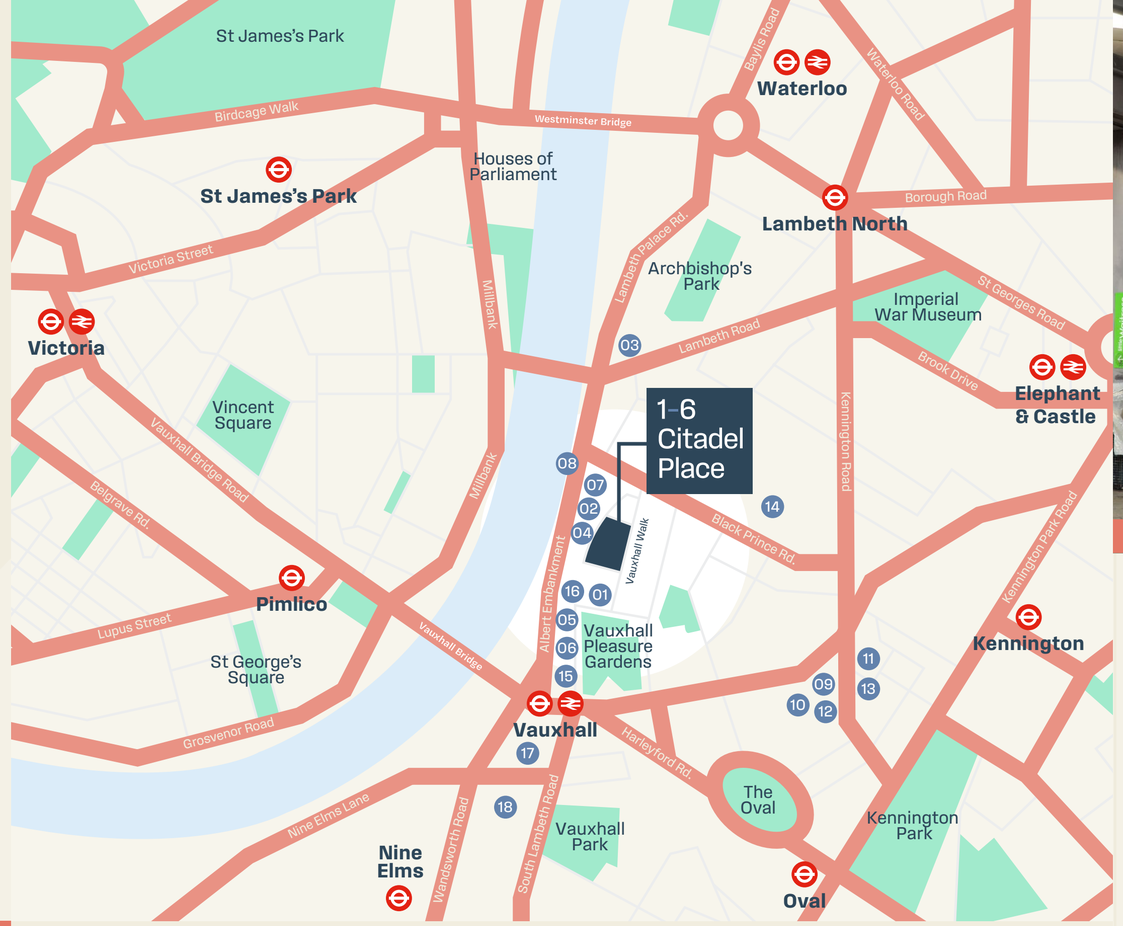
1 Vauxhall Pleasure Gardens
2 The Black Dog
3 Tea House Theatre
4 Albert Embankment
5 Vanilla Black
6 Italio Deli

Location

Get moving

Excellent connectivity is on offer, with Vauxhall transport hub only a short walk away, offering Underground, overground and bus services.

1 Vauxhall Bridge
2 Vauxhall Station



Local Amenities

1	The Black Dog	8	Thamesis Dock	15	F45 Vauxhall
2	TDQ	9	Vanilla Black	16	Sleven Fitness
3	The Garden Cafe	10	Urban Botanica	17	New Motion Fitness
4	Frida's	11	Sally White	18	Crossfit Vauxhall
5	Casa Madeira	12	I Due Amici		
6	O'Gosht	13	Madeira Star		
7	Chino Latino	14	Foundry Gym		

Connections

08 minutes walk — **Vauxhall**

10 minutes — **Pimlico**

15 minutes — **London Victoria**

20 minutes — **Green Park**

Further information

Get in touch

Viewings

Strictly by appointment through sole agent:

Terms

Upon application.

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