Tuckerman
CHARTERED SURVEYORS

Carlyle House, 235-237 Vauxhall Bridge Road, London, SW1V 1EJ

FULLY FITTED AIR CONDITIONED
OFFICE SPACE TO LET
919 SQ FT



tuckerman.co.uk
020 7222 5511





Description

Carlyle House is located at 235-237 Vauxhall Bridge Road within a 5 minute walk from Victoria Station. The period building provides modern self-contained, fully fitted office floors, with access to a large communal roof terrace. The building is located a short walk from Nova Food Quarter with plenty of local amenity on Vauxhall Bridge road and Wilton Road.

The available accommodation comprises lower ground floor, which has been newly refurbished and fully fitted to provide good quality air-conditioned office accommodation, benefiting from a demised kitchenette, LED lighting and good natural light.

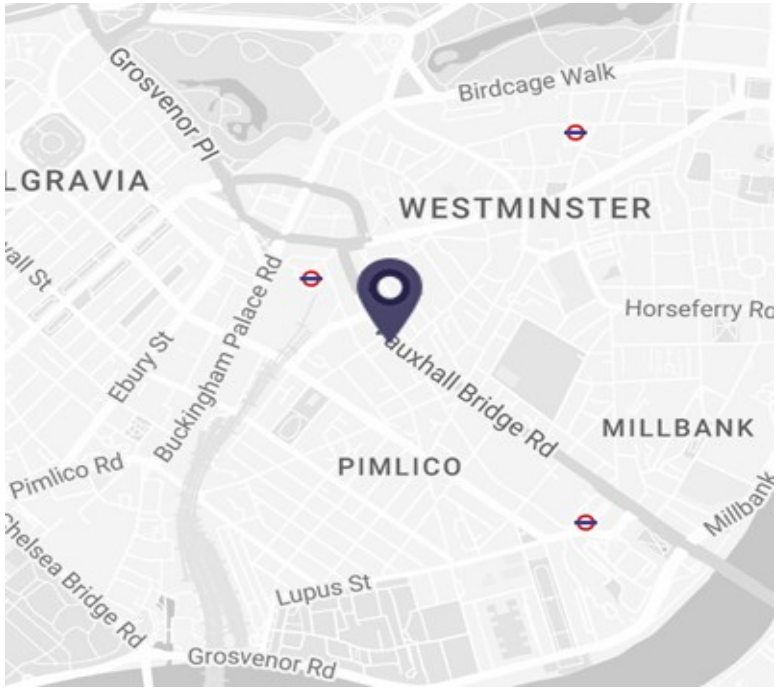
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Location

Victoria is served with excellent transport facilities including the Mainline and Underground Stations (Victoria Line, Circle & District line). Numerous bus routes are located on Vauxhall Bridge Road, providing transport across London.



Amenities

- Fully Fitted
- Newly redecorated
- Kitchenette
- Air conditioning
- Generous floor to ceiling height
- Exposed M&E services
- Good natural light
- Bookable meeting room
- Roof terrace

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Lower Ground	919	£39.50	£11.87	£21.25	£66,737.78	£5,561.48	Available
TOTAL	**919**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available by way of a new lease for a term by arrangement direct from the Landlord.

Rent

£39.50 per sq ft.

Service Charge

£18.15 per sq ft.

Rates

£11.87 per sq ft.

EPC

Available on request.

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.