

USP.



47 - 49 Durham Street

**Fully Fitted Office To Let In Amenity
Rich Building In The Heart Of Vauxhall**

usp.london
020 3757 7777

8,079 Sq Ft

47 - 49 Durham Street

47 Durham Street provides a striking office building designed by Rolfe Judd and redeveloped in the early 2000s. More recently, the building has undergone a comprehensive refurbishment to provide amenity-rich office premises suitable for the modern-day occupier.



Office Features

Communal conference and meeting rooms provide space for collaboration, while the on-site gym and café offer convenient ways to stay active, recharge and connect with colleagues.

Amenities

Conference rooms

Meeting rooms

On-site gym

On-site café

Bike Storage

2 x Passenger Lifts

Manned Reception

Showers



Explore the First Floor



1st Floor

The 1st floor measures to be 8,079 Sq Ft and has been refurbished to provide fully fitted accommodation available for immediate occupation. The fit out includes a variety of meeting rooms sizes as well as private offices. The floor benefits from excellent levels of natural on all aspects.



Bookable Meeting Rooms



Conference Room



Connected to the City

Located in a prominent corner position in the heart of Vauxhall close to the KIA Oval. The property benefits from excellent transport links with Vauxhall Station being a 6 minute walk and providing access to the South Western Rail network and Victoria Line.

Additionally, the Oval Underground Station is a 8 minute walk away providing access to the Northern Line.



Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (PSF)	Fit Out
1st Floor	Available	8,079		£45.00	Fully Fitted



Further Infomation

New lease direct from the Landlord.

Rent	Service Charge
£45.00 per Sq Ft	To be confirmed.

Rates	EPC
To be confirmed.	Upon application.

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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