

68

NEWLY REFURBISHED AND FITTED
OFFICE SPACE WITH CAR PARKING

1,114 TO 7,654 SQ FT

AVAILABLE AS CAT A+ TO LEASE
OR FULLY MANAGED

70

SOUTH
LAMBETH RD

SW8 1RL

THE

BUILDING

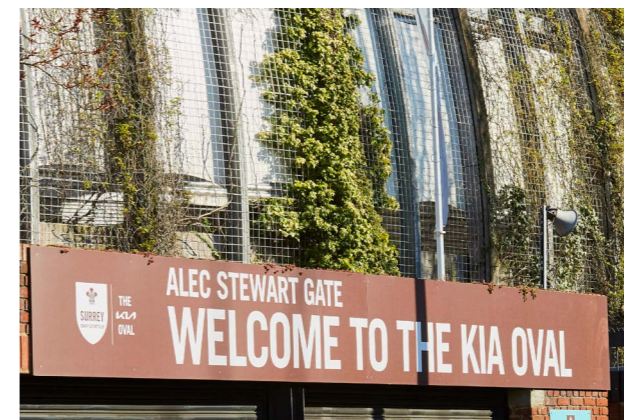


A range of newly refurbished office suites are available within this striking building.

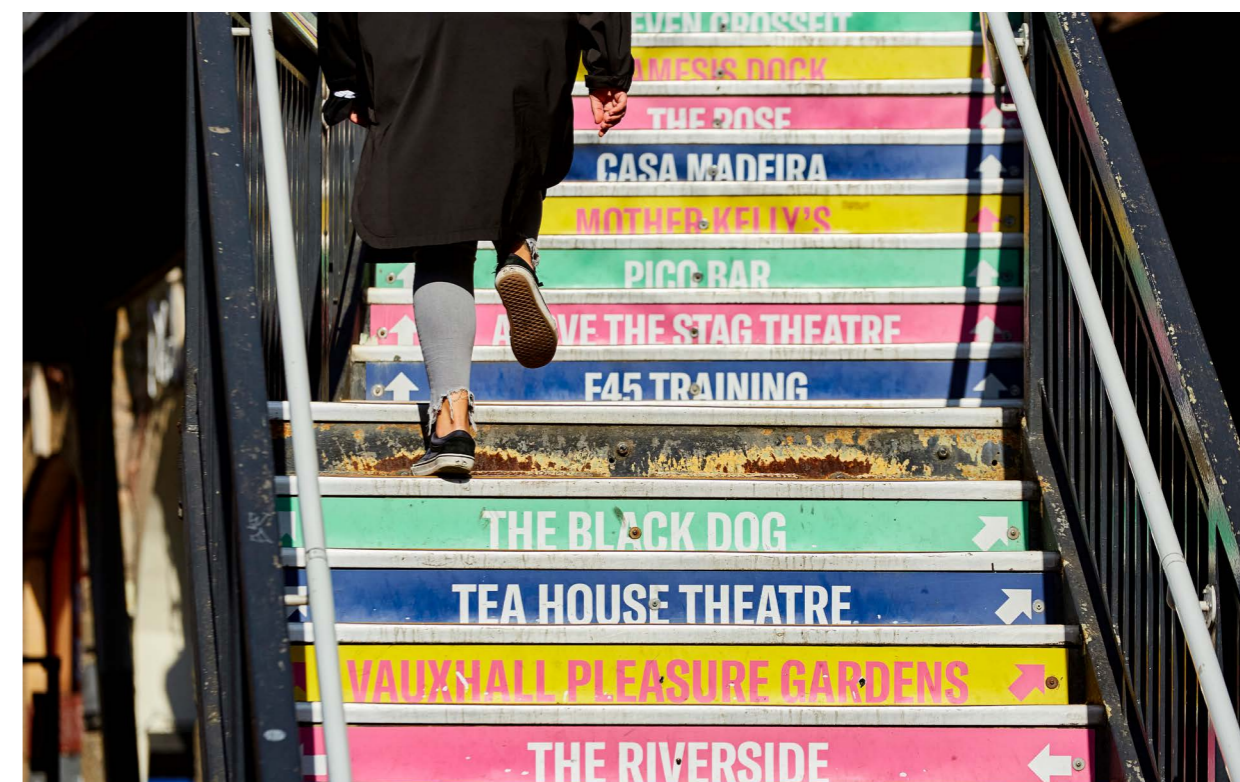
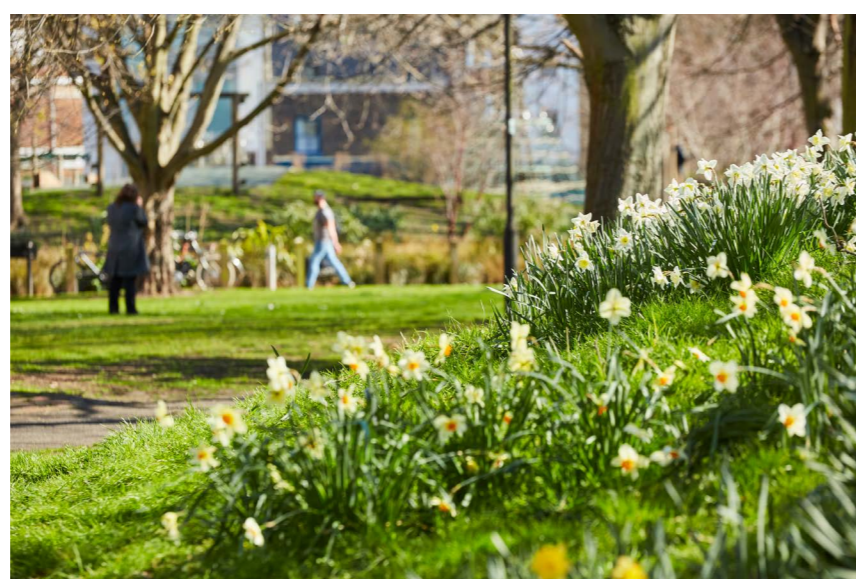
The suites present open plan floor plates, with excellent natural light, raised floors, kitchenette, LED lighting and new air conditioning.



January 2019

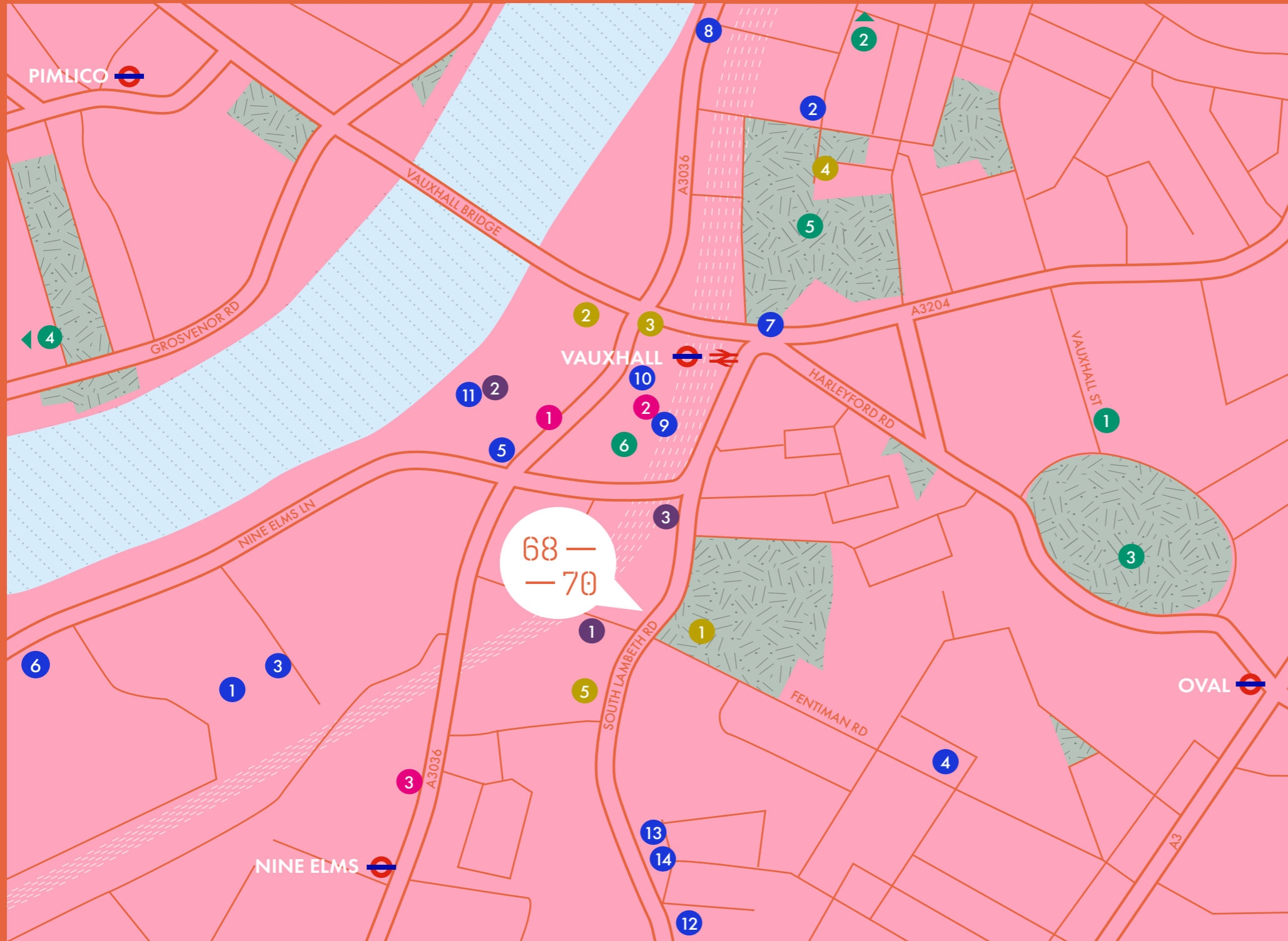


LOCATION



The property is less than a 5 minute walk from Vauxhall Overground and Underground station and a 6 minute walk from the new Nine Elms Lane Underground station on the Northern Line extension.

There are plenty of local amenities including the new Market Place Vauxhall, Waitrose, Sainsbury's, Tesco Metro, Nando's, Pret a Manger, Starbucks and a number of independent pubs, cafes and restaurants.



IN THE AREA

RESTAURANTS & BARS

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. Nando's
8. The Rose Pub
9. Vauxhall Food & Beer Garden
10. The Market Place - Vauxhall
11. The Riverside
12. Estrela Bar
13. Velho Portugal
14. Pinto's Portugal Tapas Bar & Restaurant

CAFÉS

1. Parco Café
2. Pret a Manger
3. Starbucks
4. Tea Shop Theatre
5. Gail's Bakery

ART, CULTURE & LIFESTYLE

1. Gasworks
2. Newport St Gallery
3. The Oval Cricket Ground
4. Tate Britain
5. Vauxhall Pleasure Gardens
6. Vauxhall Comedy Club

GYMS

1. Crossfit Vauxhall
2. The Gym
3. Vauxhall Leisure Centre

RETAIL

1. Tesco Express
2. Waitrose
3. Sainsbury's

TRAVEL TIMES

VICTORIA LINE From Vauxhall

Victoria	03 mins
Green Park	05 mins
Oxford Circus	07 mins
Euston	11 mins
King's Cross St Pancras	12 mins
Highbury & Islington	15 mins

NATIONAL RAIL From Vauxhall

Clapham Junction	06 mins
Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

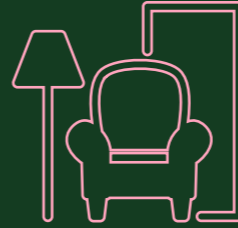
NORTHERN LINE EXTENSION From Nine Elms

Battersea Power St.	02 mins
Kennington	04 mins
Embankment	06 mins
London Bridge	09 mins
Bank	10 mins
Charing Cross	11 mins

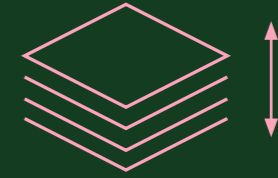
DETAILS



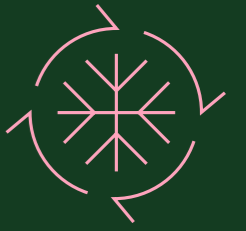
EPC B



Fully fitted & furnished, ready for immediate occupation



Raised floor



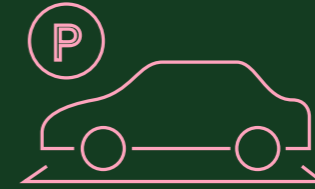
Air conditioning



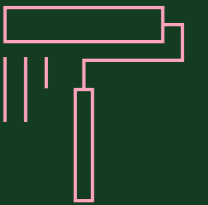
Showers



Secure cycle storage



Car parking (by separate arrangement)



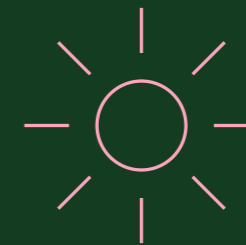
Newly refurbished



Access control system



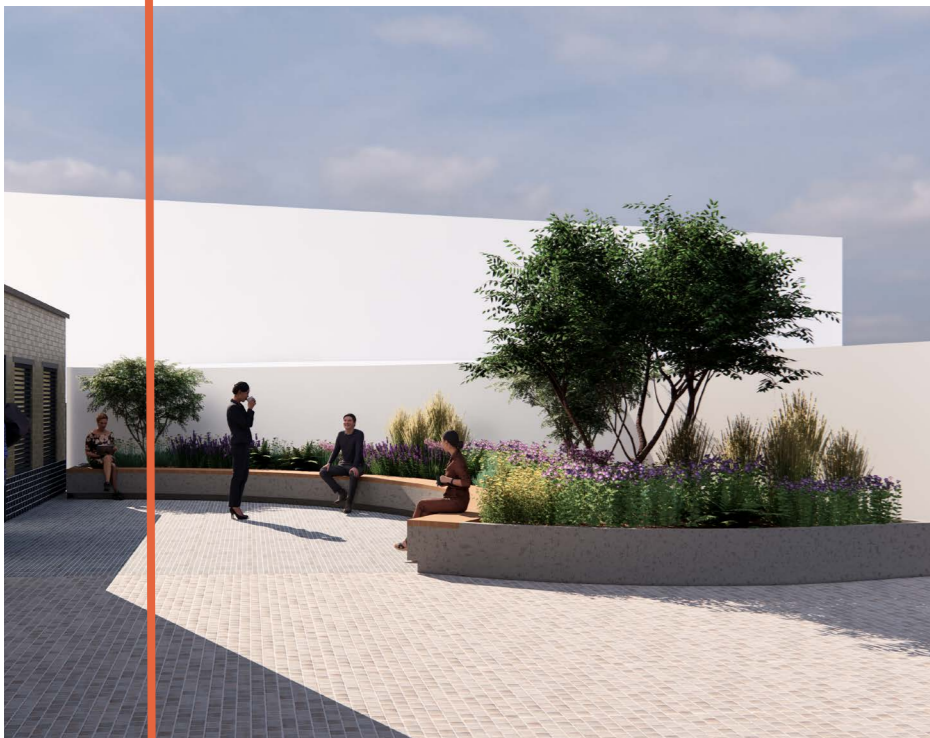
Park views



Excellent natural light



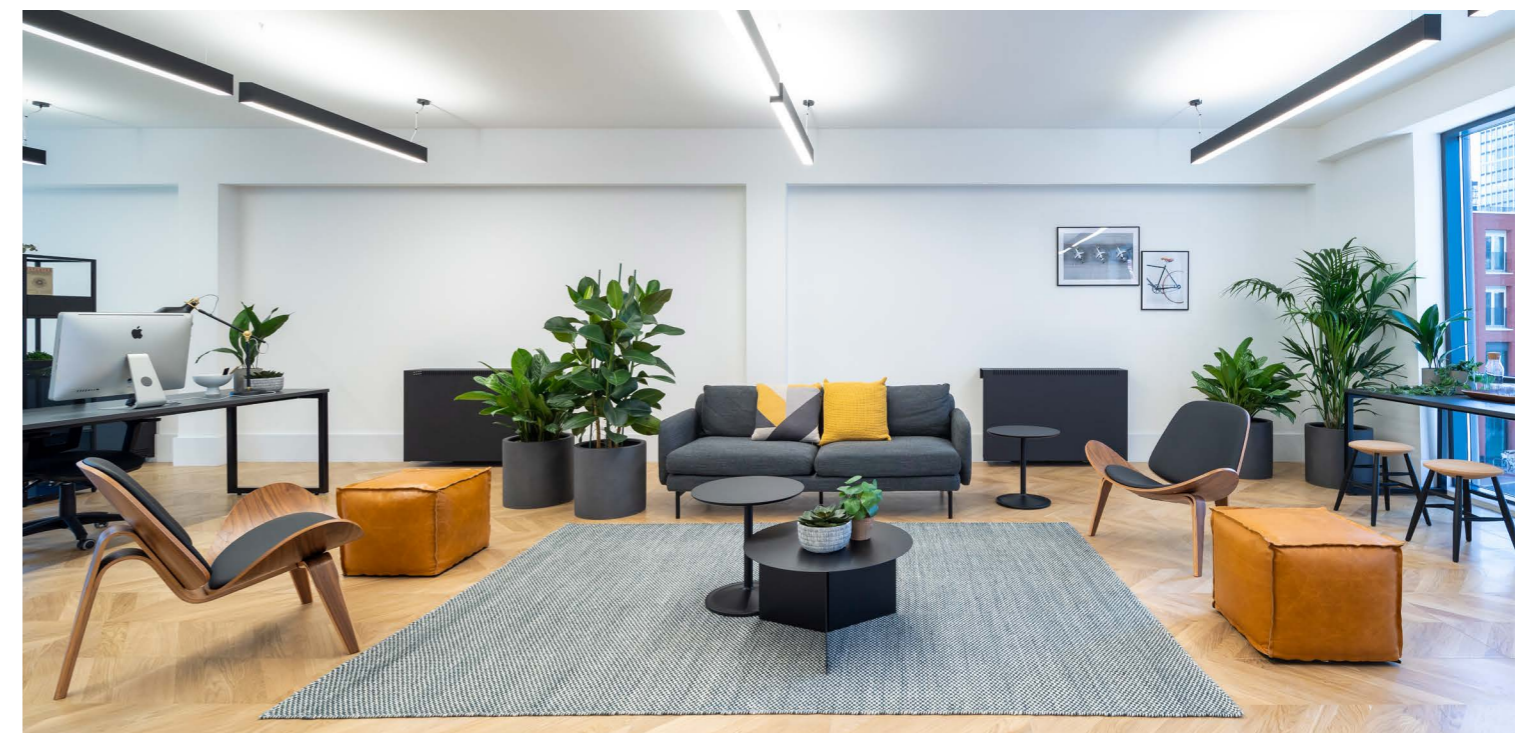
Kitchenette



Proposed outdoor break-out space



The building benefits from car parking (separate arrangement), cycle racks and showers and sits opposite the newly landscaped Vauxhall Park. Broadband is pre-installed and available.

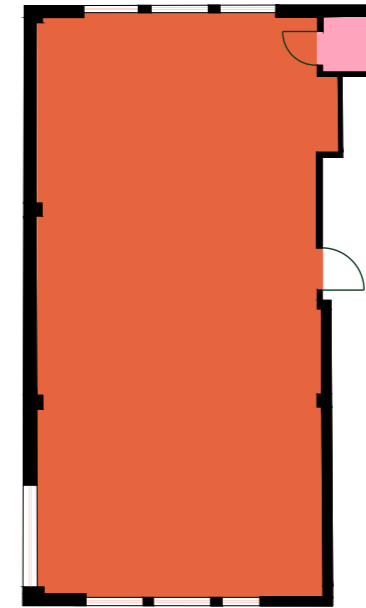


AVAILABILITY

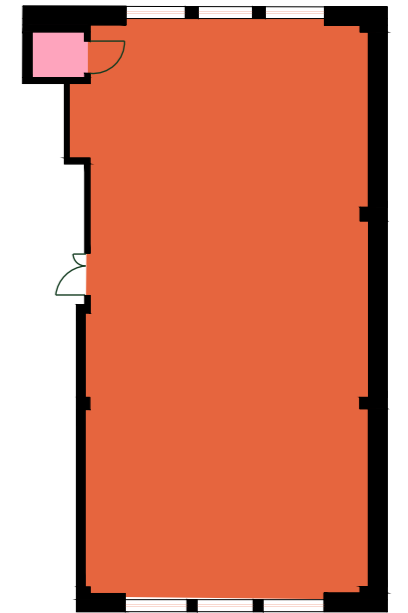
UNIT	AVAILABILITY	AREA SQ FT
70 - 2ND FLOOR	AVAILABLE	2,924
70 - 1ST FLOOR (WEST)	AVAILABLE	1,114
68 - 2ND FLOOR (EAST)	AVAILABLE	1,128
68 - GROUND FLOOR (EAST)	AVAILABLE	1,250
68 - GROUND FLOOR (WEST)	AVAILABLE	1,238
TOTAL		7,654

Approximate IPMS3 areas

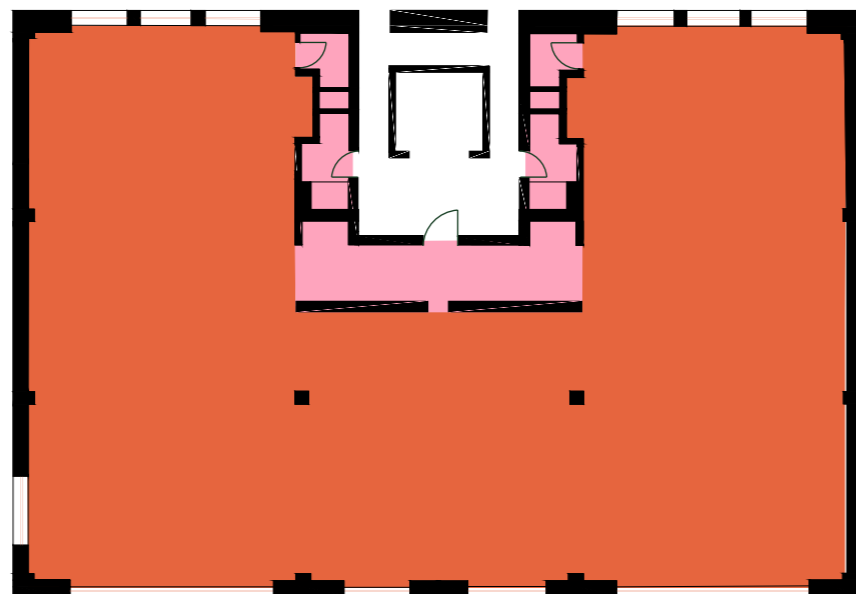
70 - 1ST FLOOR (WEST)



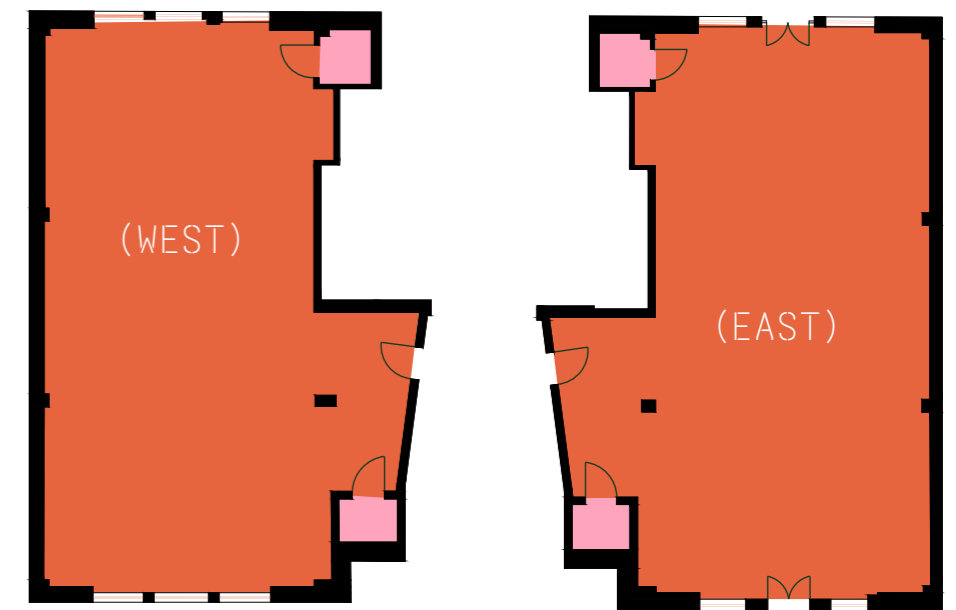
68 - 2ND FLOOR (PART EAST)



70 - 2ND FLOOR



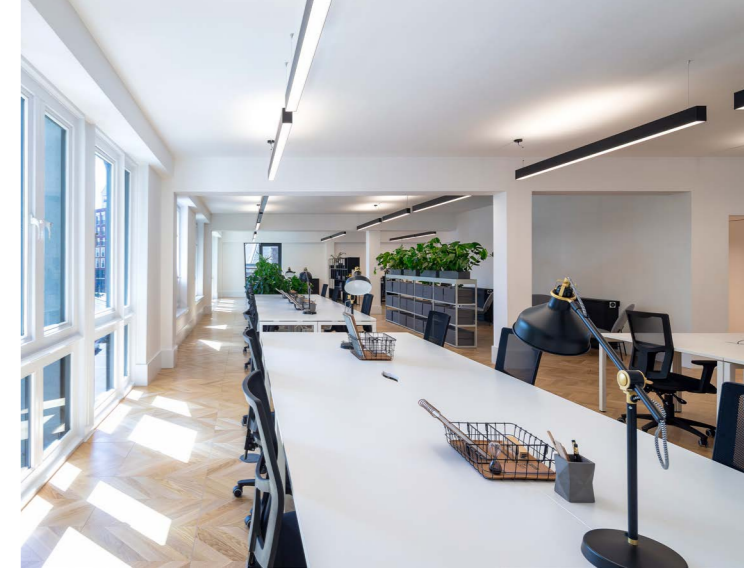
68 - GROUND FLOOR



70 - 2ND FLOOR



70 - 2ND FLOOR



OPTION 1



32 DESKS | 2 MEETING AREAS

OPTION 2

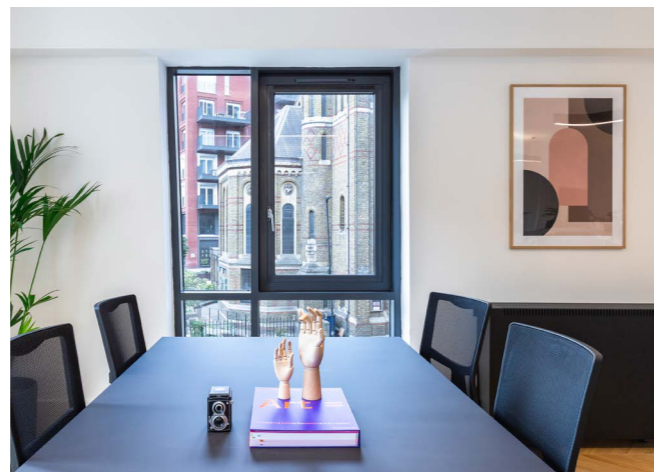


58 DESKS | 1 MEETING AREA



KEY

- Office
- Core



2,924 SQ FT

70 - 1ST FLOOR (WEST)



70 - 1ST FLOOR (WEST)



OPTION 1



12 DESKS | 2 MEETING AREAS

OPTION 2



24 DESKS | 1 MEETING AREA



- KEY**
- Office
 - Core



1,114 SQ FT

68 - 2ND FLOOR (EAST)



68 - 2ND FLOOR (EAST)



OPTION 1



12 DESKS | 2 MEETING AREAS

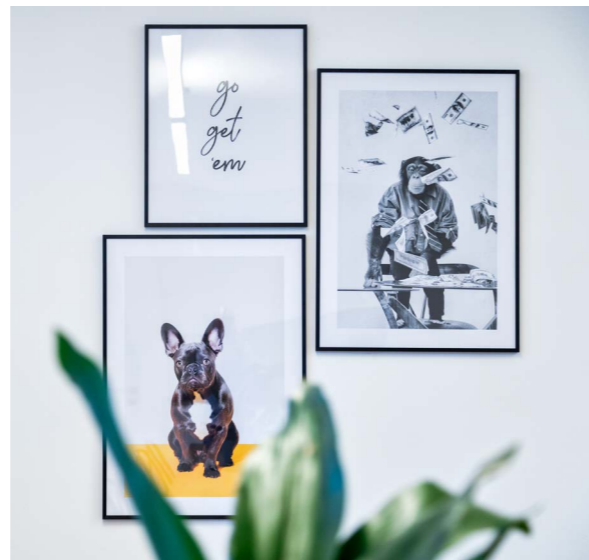
OPTION 2



24 DESKS | 1 MEETING AREA



- KEY**
- Office
 - Core



1,128 SQ FT

68 - GROUND FLOOR (EAST)



68 - GROUND FLOOR (EAST)



OPTION 1

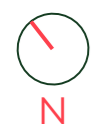


12 DESKS | 2 MEETING AREAS

OPTION 2



24 DESKS | 1 MEETING AREA



- KEY**
- Office
 - Core



1,250 SQ FT

68 - GROUND FLOOR (WEST)



68 - GROUND FLOOR (WEST)



OPTION 1

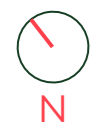


12 DESKS | 2 MEETING AREAS

OPTION 2



24 DESKS | 2 MEETING AREAS



- KEY**
- Office
 - Core



1,238 SQ FT

INFORMATION

LEASE

Available by way of a new lease(s) for a term by arrangement

Rent	£42.50-49.50
Service charge	£8 psf
Business rates	£15.50 psf

MANAGED

Desk rates from 400pcm

CONTACT



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