



## Vauxhall Sky Gardens 153 Wandsworth Road Nine Elms / Vauxhall SW8 2LY

OPEN PLAN OFFICE WITH FIVE MEETING ROOMS

Area: 5,130 FT<sup>2</sup> (477 M<sup>2</sup>)

Initial Rent: £253,935 PA



LOCATION  
Vauxhall



AVAILABILITY  
Immediate



TUBE  
Victoria line



TRAIN  
Vauxhall



AREA  
5,130 sq.ft.



MEETING ROOMS  
5 private rooms



VIEWS  
Across London



AIR CONDITIONING  
Throughout



NATURAL LIGHT  
Excellent



KITCHEN  
Breakout areas

## Vauxhall Sky Gardens 153 Wandsworth Road Nine Elms / Vauxhall SW8 2LY

### LOCATION:

Vauxhall Sky Gardens is located within the Nine Elms regeneration area that includes the new American and Dutch Embassies, HQ offices for Dorling Kindersley & Penguin Random House publishers, Battersea Power Station (home to Apple's new HQ) and the New Covent Garden Market.

The area is set to create a vibrant neighbourhood, complete with new homes, offices, restaurants, bars and cafes. Sky Gardens is a new mixed-use scheme, within walking distance from Vauxhall underground (Victoria line) and mainline stations offering direct access into Central London. The new Northern Line extension will open in 2020 with a nearby station at Nine Elms.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Sixth Floor	5,130	477
TOTAL	5,130	477

### DESCRIPTION:

The available commercial space forming part of Sky Gardens extends to a total area of approximately 5,130 sq.ft. and benefits from excellent views across London.

Open-plan commercial space with five meeting rooms and a number of break out areas.

Floor plans available upon request.

### LEASE:

A new FRI lease for a term to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

£48,735 pa.

### RATES PAYABLE:

£66,960 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

**George Rowling**

0207 801 9027

[george.rowling@houstonlawrence.co.uk](mailto:george.rowling@houstonlawrence.co.uk)

**Abbie Smith**

JLL

020 7399 5139

[abbie.smith@eu.jll.com](mailto:abbie.smith@eu.jll.com)

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### **WANDSWORTH**

0207 924 4476

10 Enterprise Way  
SW18 1FZ

#### **WIMBLEDON**

0208 947 5050

11 Alexandra Road  
SW19 7JZ