



9 ALBERT EMBANKMENT

London SE1 7HD

TO LET

**SELF-CONTAINED LOWER
GROUND FLOOR SPACE**

SUITABLE FOR OFFICES, LEISURE,
MEDICAL, DATA ROOMS ETC.

UNIT A

3,925 SQFT

PLEASE NOTE THERE IS A FURTHER 2,490 SQ. FT. AVAILABLE

RIB

ROBERT IRVING BURNS

LOCATION

The former Arts and Crafts neighborhood offers something for everyone. Coffee houses, bars, and restaurants sit alongside art galleries, theaters, and live music venues. When lunchtime arrives, there's no shortage of places to enjoy a nutritious bite—from cozy cafés and gastro pubs to delicious street food.

Commuting is effortless from Vauxhall. A short walk leads to Vauxhall Underground, Overground, and Bus Station, with frequent services to Waterloo, Victoria, Oxford Circus, and King's Cross St Pancras. For a scenic alternative, glide through rush hour on a Thames Clipper from St George Wharf to Blackfriars or London Bridge.



DESCRIPTION

This opportunity comprises 3 separate units arranged on the lower ground floor, accessed by an internal stairwell that leads to a lower ground floor courtyard. There is a total of 6,415 sq. ft. available. The spaces suit a variety of occupiers from private offices to private gym operators. A number of uses within class E will be considered.

The building is situated 80m from the River Thames. The offices have access to reception services, meeting room and business lounges. Tenants benefit from 24-hour access as well as security. Administrative support is available, as is IT support, postal facilities and mail handling and conference facilities.

FINANCIALS

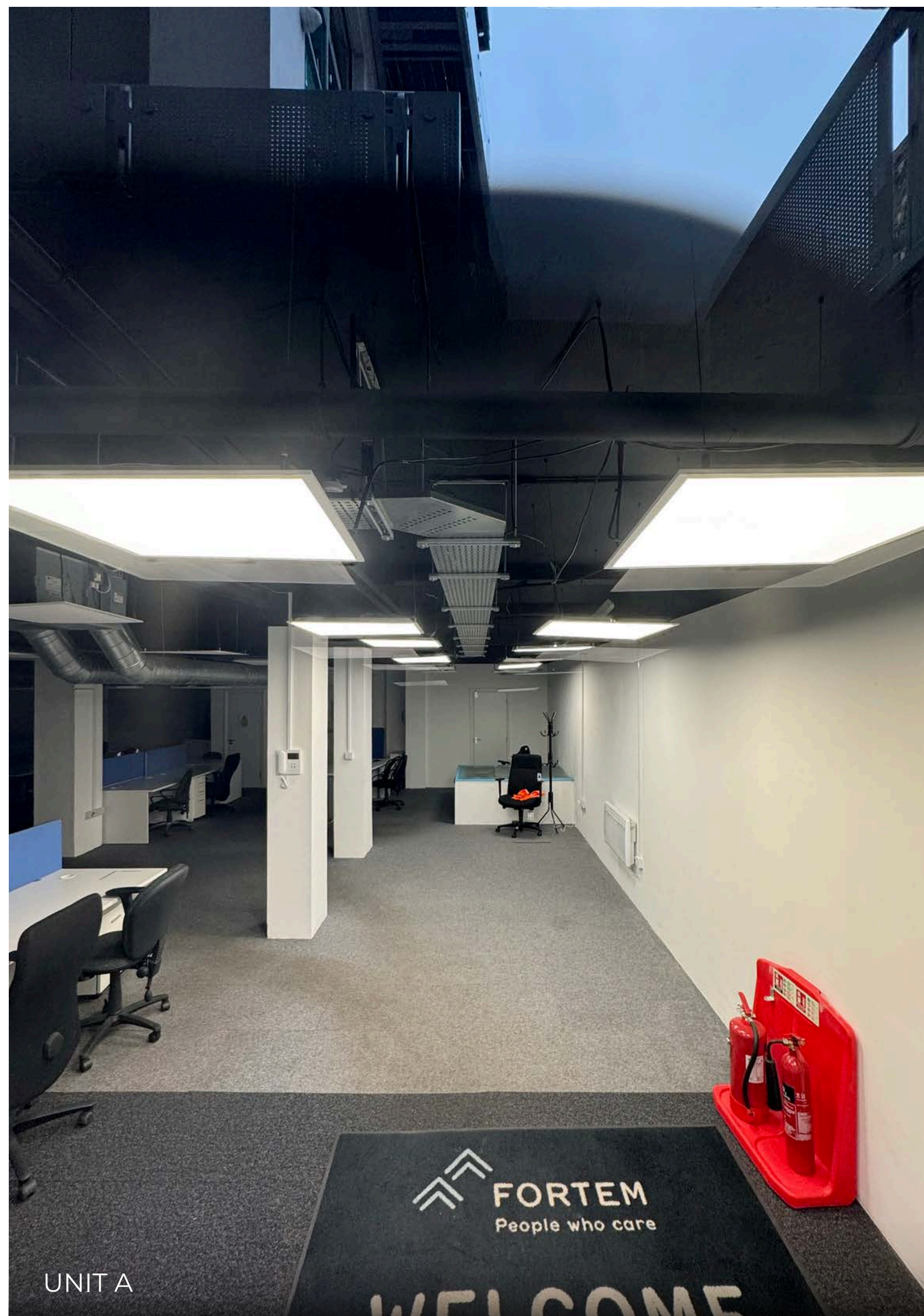
Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
LG Floor - Unit A	3,925	£196,250			£196,250

Please note Unit B & C are also available:

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
LG Floor - Unit B	1,740	£69,600			£69,600
LG Floor - Unit C	750	£26,250			£26,250

AMENITIES

- Self-contained
- Private courtyard
- Fresh air supply (units A & B)
- LED Panel Lights (unit B)'
- Perimeter sockets
- Carpeted flooring (units A & B)
- Internally demised WCs (units A, B & C)
- Internally demised shower (unit B)
- Kitchen (unit B)
- Tiled floor (unit C)



LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. March 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:



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