

An architectural rendering of a modern, multi-story building with a large glass facade and brick pillars. The building has multiple levels visible through the glass, showing people walking and sitting. The ground floor is a paved plaza with a dark car parked in the foreground. A man and a woman are standing next to the car, and another man is walking away. The sky is dark with many small, glowing stars. The text 'GRAPHITE SQ' is overlaid in large, white, bold letters, and 'VAUXHALL' is overlaid in smaller, white, bold letters below it.

GRAPHITE SQ

VAUXHALL

PRIVATE & CONFIDENTIAL

**A COMMUNITY
WHERE WORK,
LEISURE, AND LIFE
COME TOGETHER**



**OVER 1,000 PEOPLE
BUSTLING WITHIN ^{THE}
BRICKWORK NIGHT ^{AND} DAY.**



THE

MIXED-USE

DEVELOPMENT PUTTING

VAUXHALL

ON THE

MAP

THIRD FLOOR

1,876sqm/20,193sqft

SECOND FLOOR

1,876sqm/20,193sqft

FIRST FLOOR

2,108sqm/22,690sqft

GROUND FLOOR

1,410sqm/15,177sqft

BASEMENT

861sqm/9,268sqft

TOTAL

8,131sqm/87,521sqft



14 BLUE BADGE CAR PARKING
SPACES IN THE BASEMENT

X2

COMMERCIAL GRADE CAR LIFTS
FROM STREET LEVEL TO BASEMENT

4

FREE FLOWING PEDESTRIAN
ACCESS POINTS



DOUBLE HEIGHT VEHICULAR
ACCESS

24 HR

SECURE AND
PRIVATE ACCESS



FULLY LANDSCAPED PUBLIC
REALM AT GROUND FLOOR

214

BIKE SPACES
(SUBJECT TO CHANGE)

ZONE 1

CENTRALLY LOCATED IN A FAST
GROWING COMMUNITY



IMPRESSIVE AND WELCOMING DOUBLE HEIGHT
RECEPTION AT GROUND LEVEL OF BLOCK B -
8 METRES IN HEIGHT



4 CAR - 12 PERSON LIFT CORE TO ALL FLOORS INCLUDING
BASEMENT - CENTRALLY LOCATED, SEPARATE LIFT CORE IN
BLOCK A ALLOWING FIRST FLOOR DOWN TO GROUND

87,521 SQ FT

OF COMMERCIAL SPACE
WITH POTENTIAL FOR OVER
800 EMPLOYEES



BREEAM RATED EXCELLENT

155

APARTMENTS WITH
OVER 450 RESIDENTS

Designed by award-winning Ben Adams Architects, Graphite Square is a lateral warehouse-style development with floor to ceiling height of 4 metres and huge window apertures. The property is also rated BREEAM excellent and has secure, 24-hour access for you to truly make the space your own.



Each floor offers a strong industrial profile with ample natural light, exposed air conditioning, and ceilings with suspended LED feature lighting



THE SPACE ^{TO} MAKE TRUE CONNECTIONS



THE STORY OF THE SITE

ANCHORED IN A RICH HISTORY, GRAPHITE SQUARE BRIDGES THE PAST WITH THE PRESENT.

FROM FALKES HALL TO VAUXHALL

Graphite Square stands proudly on the very grounds where the name Vauxhall was first conceived. Tracing its roots back to the 13th century, Vauxhall originated

from Falkes de Breauté's estate, known as Falkes' Hall, which later evolved into Fox Hall and ultimately Vauxhall.



IN THE HEART OF VAUXHALL

- Zone 1 location
- 150m from the River Thames
- Excellent connectivity via Vauxhall National Rail, Underground, and bus stations
- 36% estimated rising growth in population from 2020 to 2035

GRAPHITE ^{SQ}



MORE ^{TO} VAUXHALL THAN MEETS ^{THE} EYE



ARTS & CULTURE

1. GARDEN MUSEUM

2. NEWPORT STREET GALLERY

3. BEACONSFIELD GALLERY

4. TATE BRITAIN

5. CHELSEA GALLERY

6. CABINET GALLERY

7. GASWORKS GALLERY

STUDENT ACCOMMODATION

1. POUND FIELD STUDIOS

2. SPRING MEWS

3. HOST THE HUB

4. ATLAS BUILDING

5. URBANEST VAUXHALL

6. VEGA IQ

WORKSPACES

1. WORKSPACE - CHINA WORKS

2. THE COADE

3. HQ VAUXHALL

4. WORKSPACE - EDINBURGH HOUSE

5. WORKSPACE - VOX STUDIOS

6. PARADISE LONDON

7. STORYBOX

8. PHOENIX WORKS

9. THE PAVILION AT DAMAC TOWER

10. MILES YARD

11. CAMELFORD HOUSE

FOOD & DRINK

1. THE WINDMILL

2. JOLLY GARDENERS

3. TAMESIS DOCK

4. CHINO LATINO

5. FRIDA’S

6. THE BLACK DOG

7. CASA MADEIRA

8. MOTHER KELLY’S

9. ATMOSFERA

10. METROPOLIS

11. TEAHOUSE THEATRE

12. JIHWAJA

13. MC & SONS

14. KFC

15. THE BEEHIVE

16. PRET A MANGER

17. WATERFRONT

18. COTTONS

19. STARBUCKS

20. MARKET PLACE

21. THE RIVERSIDE

22. BRUNSICK HOUSE

23. NANDO’S

24. CAFE ITALO

25. BONNINGTON SQUARE CAFE

26. MUMBAI DELIGHT

27. DARBY’S

28. TIA MARIA

HOTELS

1. HYATT REGENCY LONDON

2. PARK PLAZA ON THE RIVER

3. STAYBRIDGE SUITES

SPORTS & WELLNESS

1. VAUXWALL WEST

2. FOUNDRY

3. BLACK PRINCES TRUST

4. URBAN WARRIORS

5. BASE DANCE STUDIOS

6. SLEVEN FITNESS

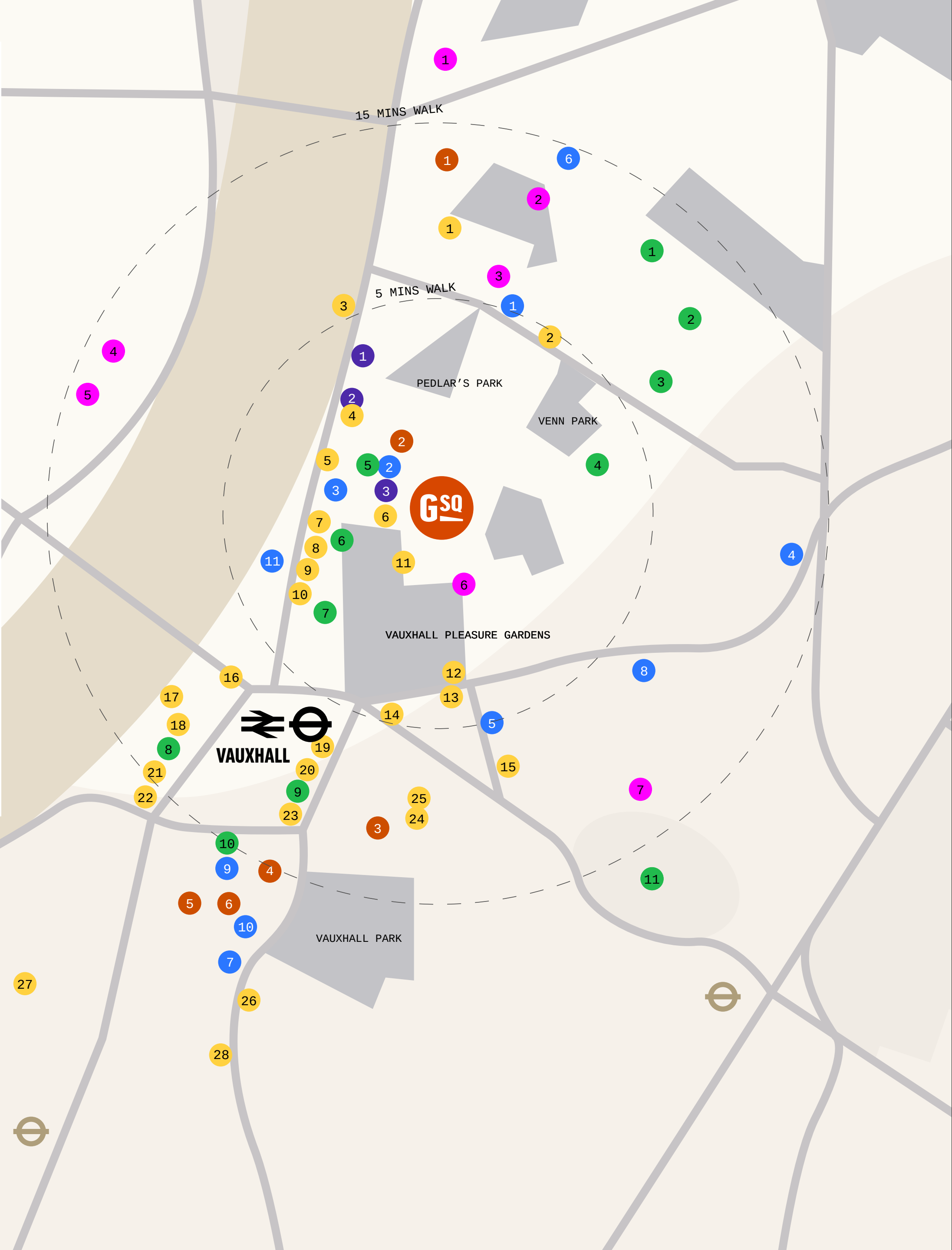
7. F45

8. EMBODY WELLNESS

9. VAUXWALL EAST

10. CROSSFIT VAUXHALL

11. KIA OVAL



24/7

FOOTFALL + NIGHT TIME ECONOMY

103,000

COMMUTERS DAILY

2,500+

STUDENTS

10+

FLEXIBLE WORKSPACES

3,500

NEW HOMES

8,000

NEW JOBS

2M+

SQ FT OF OFFICE SPACE

25+

ACRES OF GREEN SPACE

880+

ROOMS ACROSS 3 HOTELS

CONNECTING POINT FOR THE LOW LINE



METROPOLIS



BRUNSWICK HOUSE



THE GARDEN



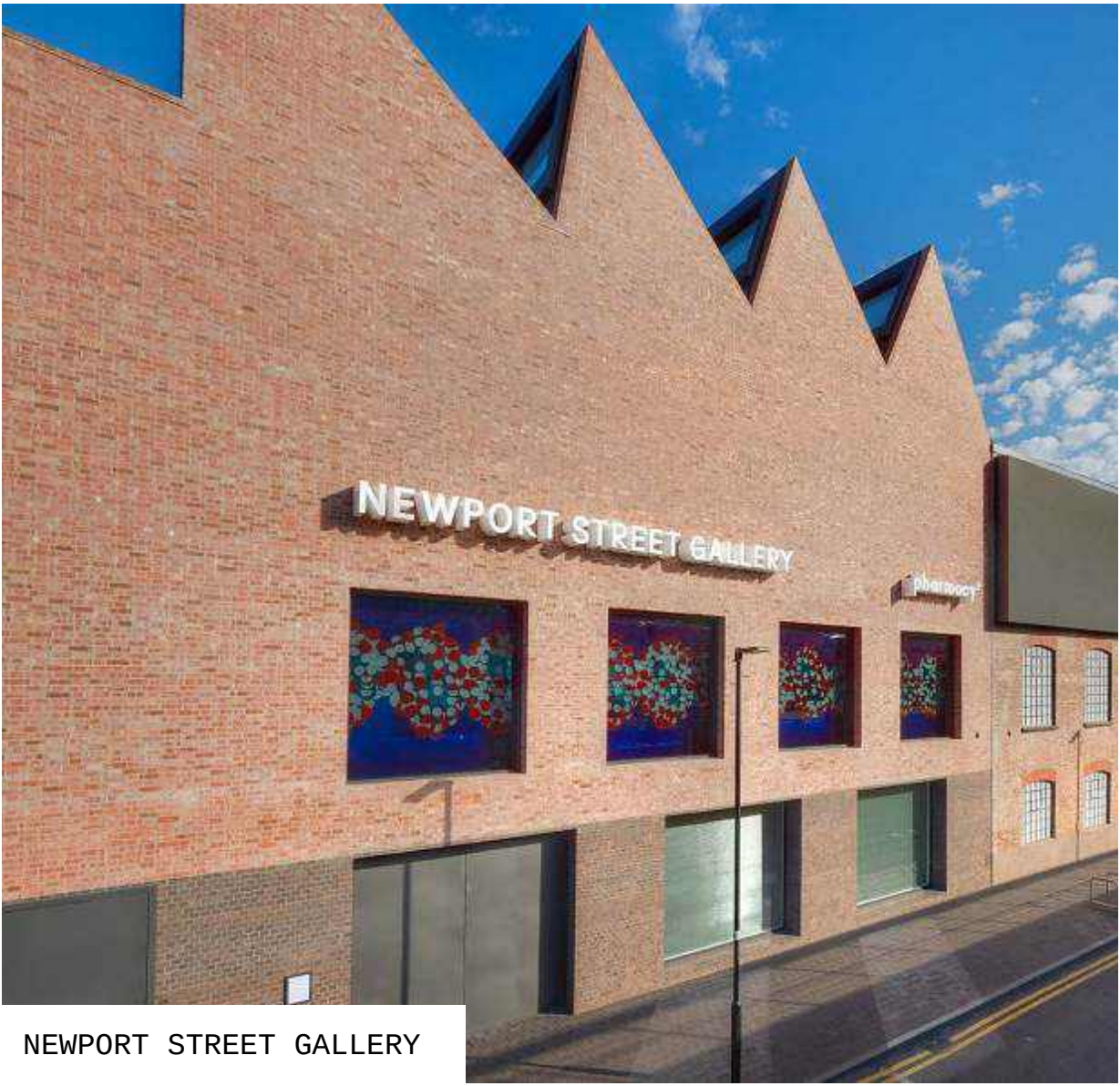
GASWORKS



MARKET PLACE VAUXHALL



VAUXHALL PARK



NEWPORT STREET GALLERY



THE BUSINESS ^{OF} PLEASURE, SINCE 1660

Stumbling distance from the Vauxhall Pleasure Gardens, the birthplace of large-scale outdoor entertainment, here you can step off your doorstep and into some of the world's best performances.

With a diverse population of over 42,000, Graphite Square sits at the beating heart of this fast-growing neighbourhood. Here, young professionals and international students brush shoulders with vibrant performers and the daily visitor bustle, making the most of the green gardens and quirky local haunts.

Inspired by its eclectic community and the architecture of its industrial heritage, Graphite Square is set to become London's most characterful destination. Just moments from the icons of London, this enviably connected new hub is somewhere your team will shine.

THE DEVELOPMENT



A RANGE OF UNIT SIZES SO YOU CAN PICK THE PERFECT SPACE TO GROW YOUR BUSINESS

The space has been designed keeping flexibility at the forefront. No matter the size of your team or the nature of your business, there is place for you.

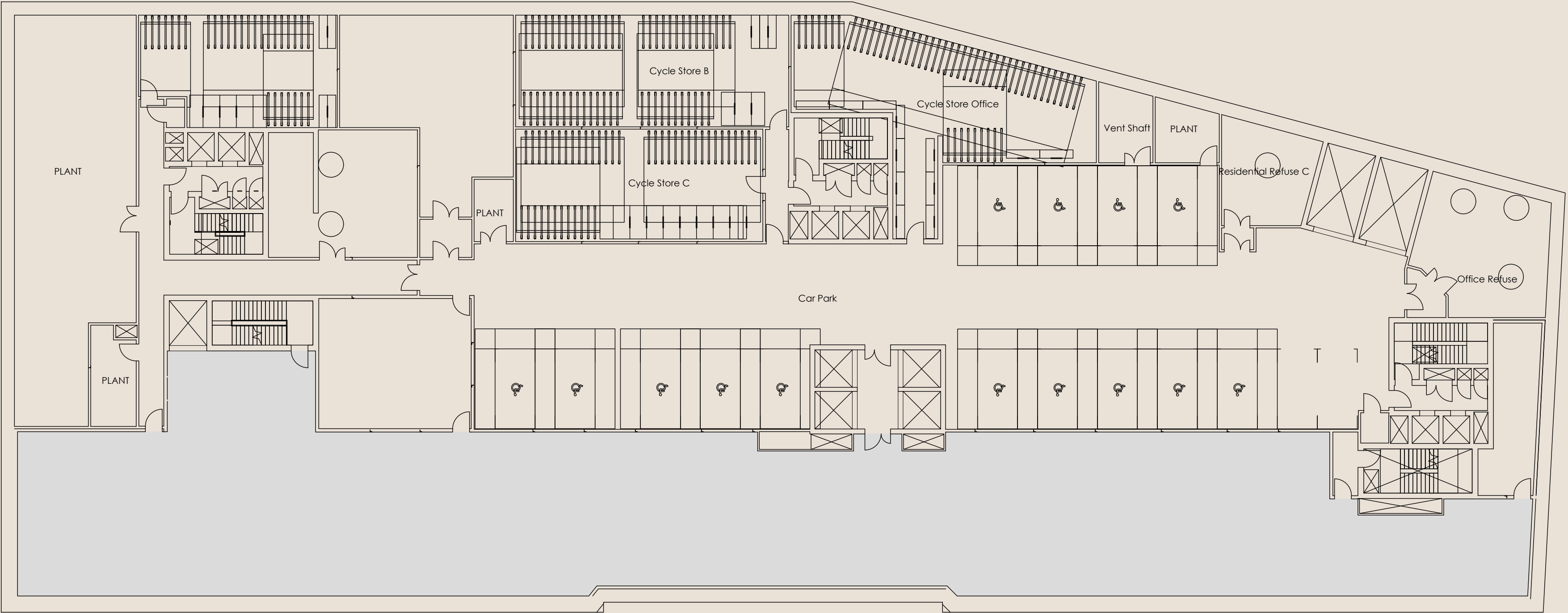
From leisure, fitness, F&B, and art to corporate offices and training centres, you can curate your space to match your brand and ethos.



BASEMENT

KEY

LETTABLE SPACE

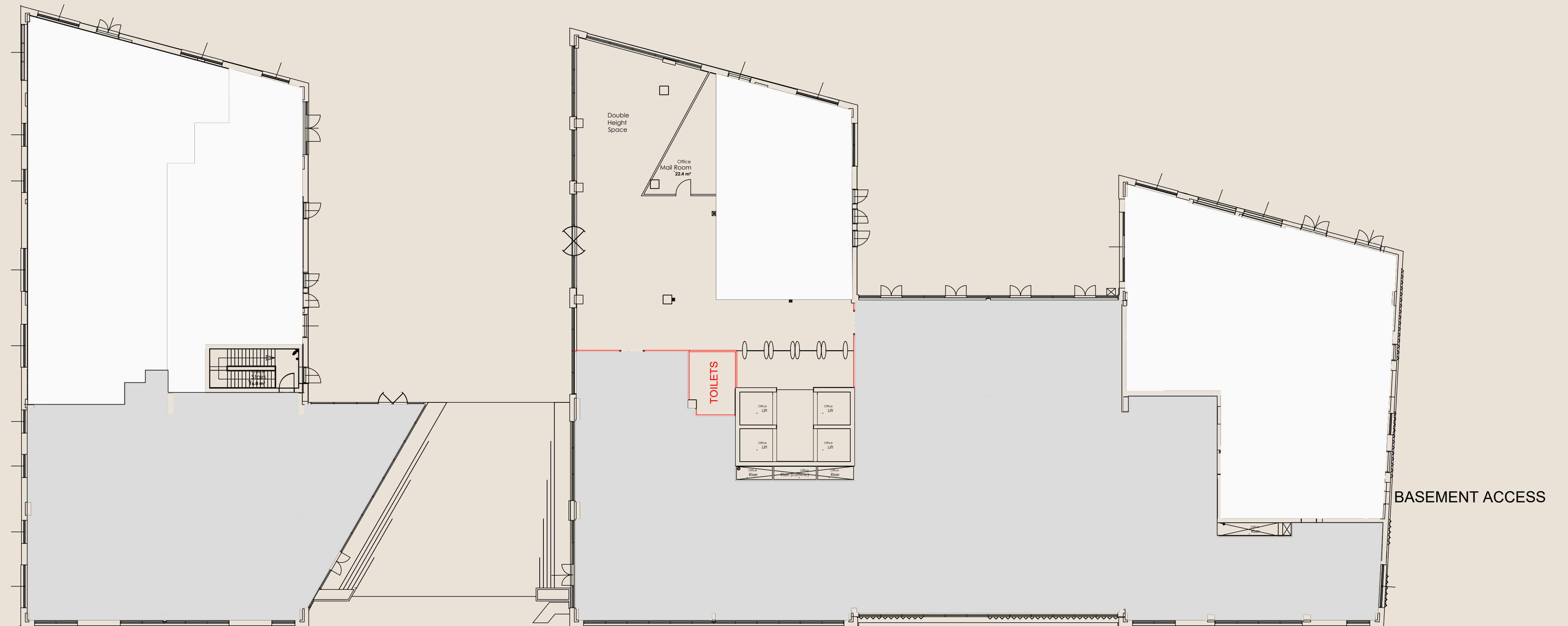


861sqm/9268sqft

GROUND FLOOR

KEY

LETTABLE SPACE

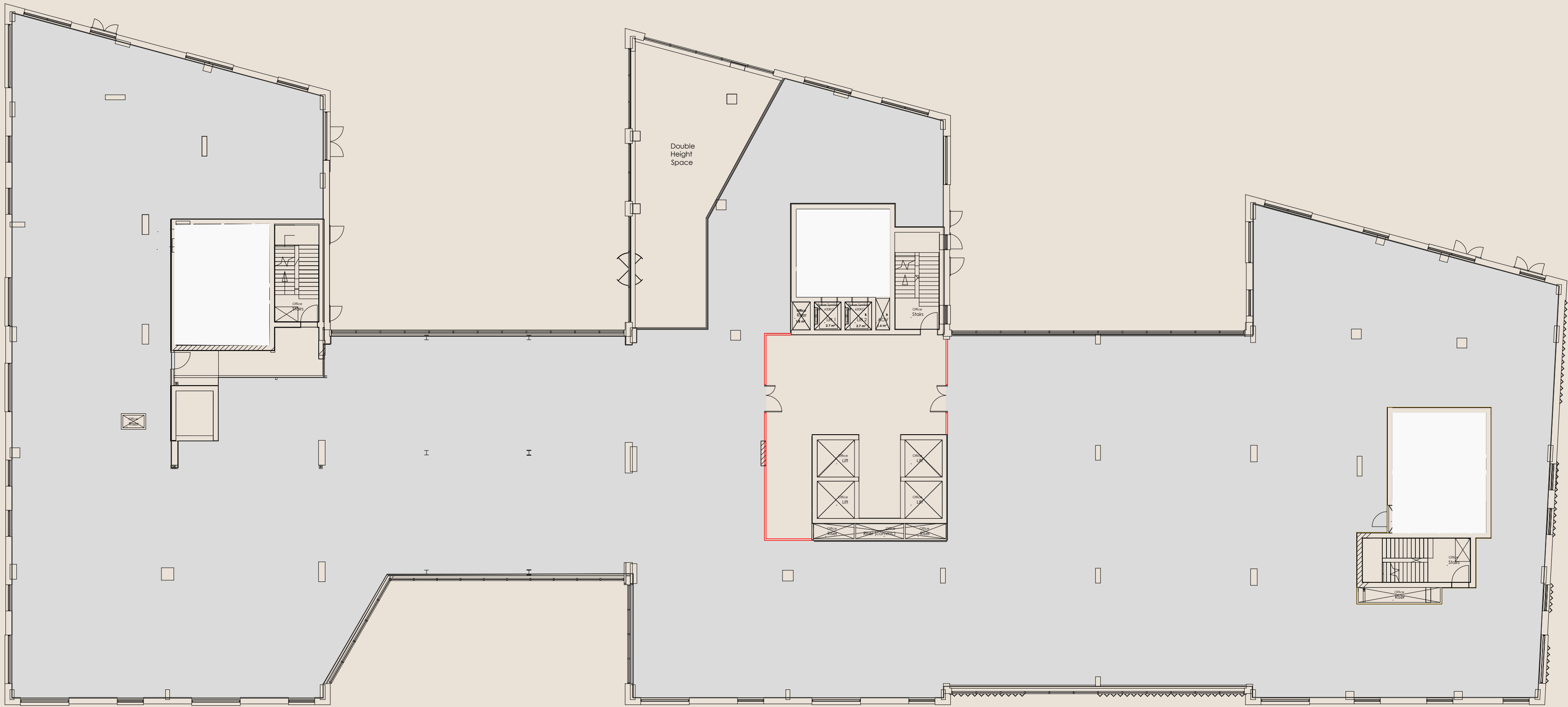


1,410sqm/15,177sqft

FIRST FLOOR

KEY

LETTABLE SPACE

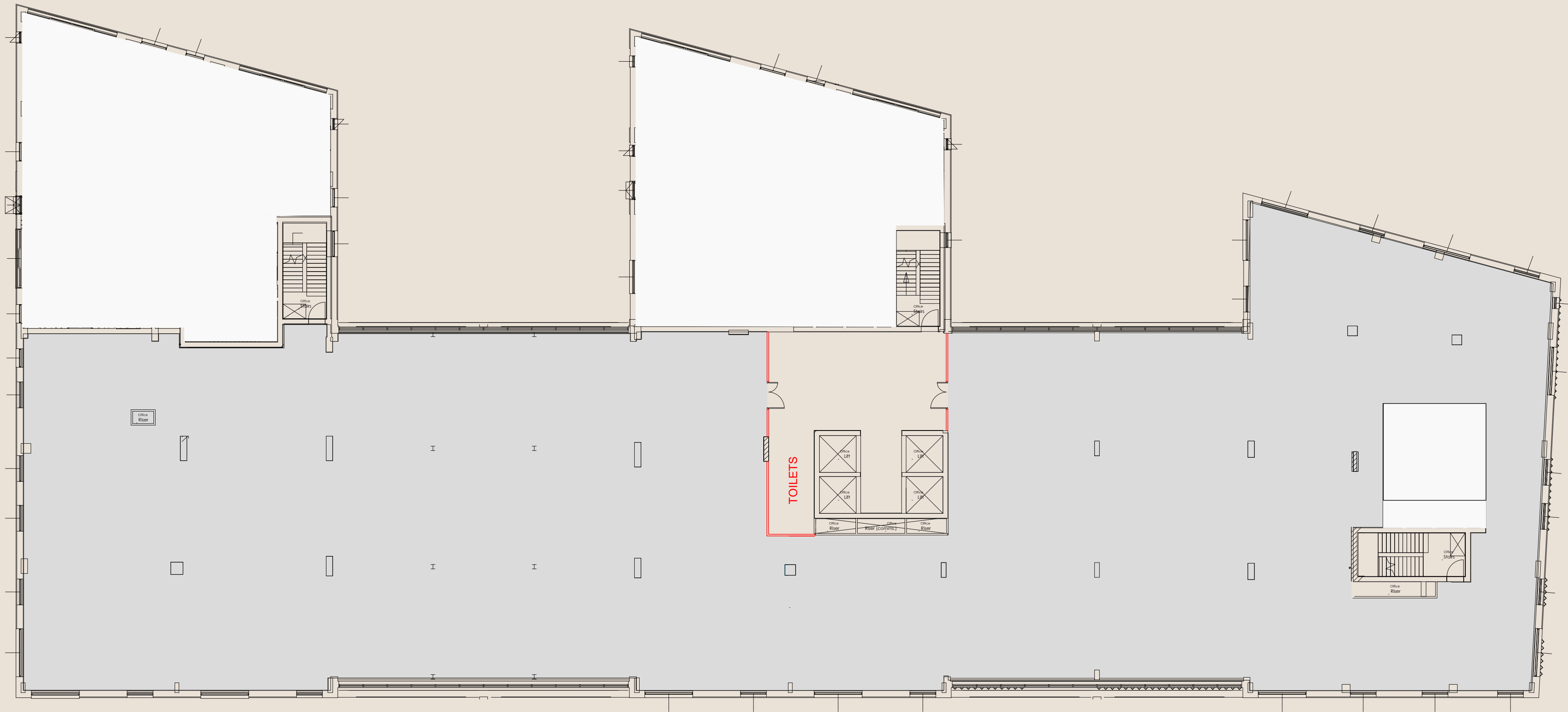


2,108sqm/22,690sqft

SECOND FLOOR

KEY

LETTABLE SPACE

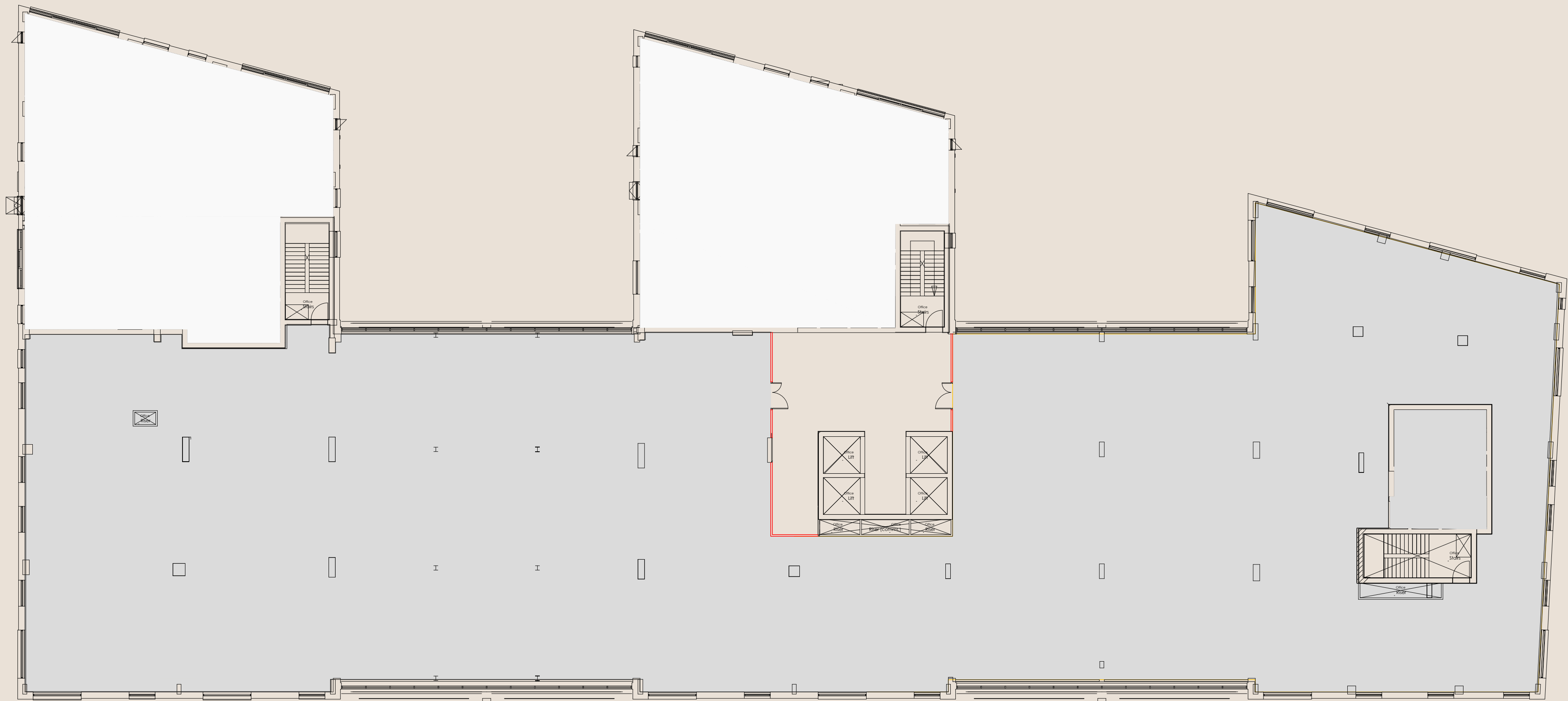


1,867sqm/20,193sqft

THIRD FLOOR

KEY

LETTABLE SPACE



1,867sqm/20,193sqft

THE TEAM BEHIND GRAPHITE SQUARE

Each member of the team working across Graphite Square has been selected for their unrivalled expertise and dedication to excellence.

MARKETING AGENTS



ARCHITECTURE BY

Ben Adams Architects



INVESTMENT PARTNERS



PACIFIC
TIGER
GROUP

CONSTRUCTION BY

VISION

DEVELOPMENT BY

Third.i

Third.i Group is the industry- leading developer behind Graphite Square.

Founded almost 20 years ago, Third.i is one of Australia's premier diversified property development and investment firms.

Expanding their enviable track record to the UK in 2018, the company has a current pipeline in excess of \$4 billion AUD (£2+ billion GBP).

The company comprises a team of dedicated professionals and an international network of investors and business partners, all committed to creating a sustainable and scalable property business built on innovative brilliance.

Globally recognised and multi-award winning, Third.i covers multiple sectors of development including residential, commercial, retirement living and specialist disability accommodation.

To find out more, please visit:
thirdigroup.com

GRAPHITE SQ

**WE WOULD BE DELIGHTED
TO HOST YOU.**

BOOK YOUR PRIVATE TOUR TODAY.

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