

SALAMANCA SQUARE, 9 ALBERT EMBANKMENT, LONDON SE1 7SP



OFFICE TO RENT | 2,104 SQ FT | £42.50 PSF



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

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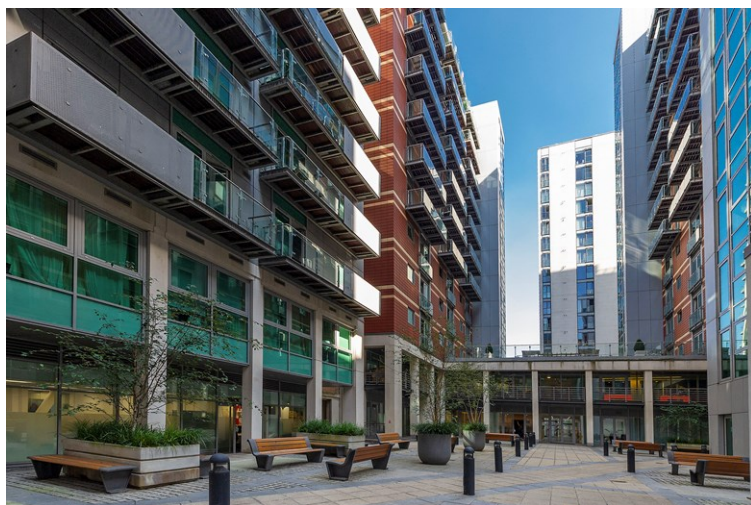
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MODERN FIRST FLOOR OFFICES TO LET WITH CAR PARKING

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i DESCRIPTION

Salamanca Square is a mixed use scheme comprising commercial and residential accommodation. The available office is arranged on the first floor and have been fitted out to a high standard. The premises benefit from raised floors, metal ceiling, LG3 compliant lighting and air conditioning and are currently arranged as 4 offices, a meeting room and two open plan areas.

The property is situated within the Vauxhall Nine Elms Regeneration Zone (VNEB), which comprises 450 acres between Battersea Park and Lambeth Bridge. The area has undergone a spectacular transformation including major residential led schemes along with new occupiers such as the American Embassy.

Vauxhall tube, underground and bus stations are located within a 5 minute walk to the west. There are numerous bus routes running along Albert Embankment throughout Central London

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	RENT (PSF)	AVAILABILITY
1st Floor South	2,104	£42.50	Available
TOTAL	2,104		

★ AMENITIES

- Air-conditioning
- Kitchenette
- Raised floor
- Disabled access
- Landscape courtyard
- Passenger lift
- LG3 compliant lighting
- 4 car parking spaces – Separate Licence

🔗 TERMS

RENT	RATES	S/C
£42.50 psf	£13.00 psf	£6.51 psf

INFORMATION

A new lease for a term by arrangement.

LINKS

[Website](#)

📞 GET IN TOUCH

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