

FIELD & SONS

COMMERCIAL



Second Floor Office
Sky Gardens, 153
Wandsworth Road,
London, SW8 2GB



Sky Gardens Modern Office

1,259 sq ft | 116 sq m
Fully Fitted Plug & Play Office To Let

Sky Gardens

Fully Fitted Plug & Play Office

Location

Located in the Sky Gardens which is the large landmark tower building close to the US Embassy in Vauxhall.

Short walk from Vauxhall Station served with Underground, National Rail and Bus services and brand new Nine Elms tube station directly opposite the office.

Victoria, Pimlico, Piccadilly Circus, Parliament Square, Covent Garden, Oxford Circus, Leicester Square, Embankment and Strand are a few minutes away.

Several bus routes stop just outside the office building with direct links across London.

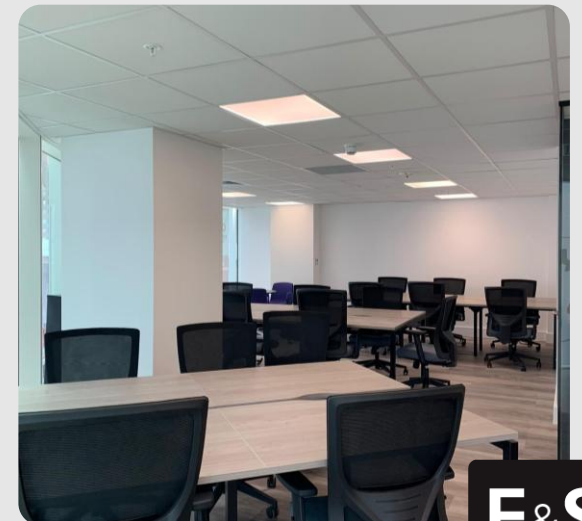
Description

The available accommodation comprises a modern second floor office. Fully fitted and furnished with 32 workstations, two, five person, meeting rooms, informal meeting space / breakout area and kitchen.

Accessed via two common parts lifts and stairs from the main commercial concierge and security entrance.

Accommodation

Ground Floor = 1,259 sq ft (116 sq m).



Sky Gardens

Fully Fitted Plug & Play Office

Amenities

- Fully fitted plug and play office
- Air conditioning / Heating
- LED lighting
- Vinyl wood flooring
- Fully equipped smart kitchen
- 1 GB internet
- Floor to ceiling glass windows
- Natural light throughout
- Supervised professional concierge
- Smart lift access

Tenure

New direct lease on terms by arrangement.

Rent

£87,000 per annum exclusive of all other outgoings.

Business rates

The rates payable for the year 2026/27 are approx. £18,785 (Rateable Value £42,500).

Service Charge

The current service charge payable is approx. £15,830 per annum.



Sky Gardens

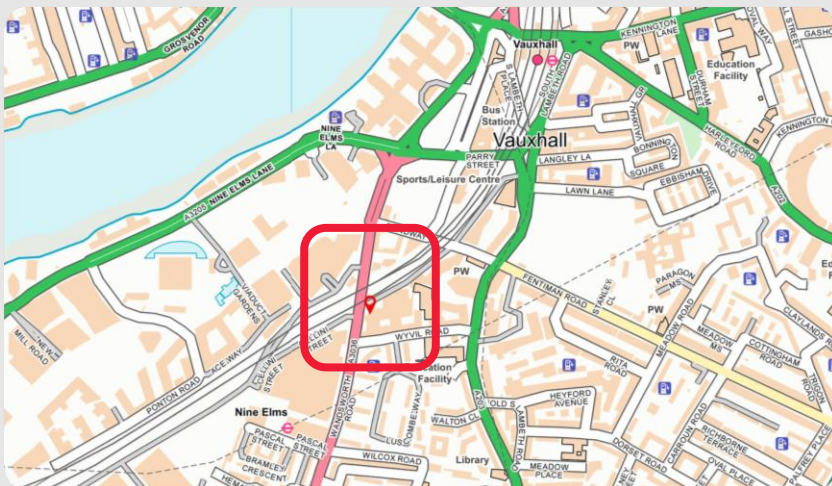
Fully Fitted Plug & Play Office

Energy performance

EPC Rating - B

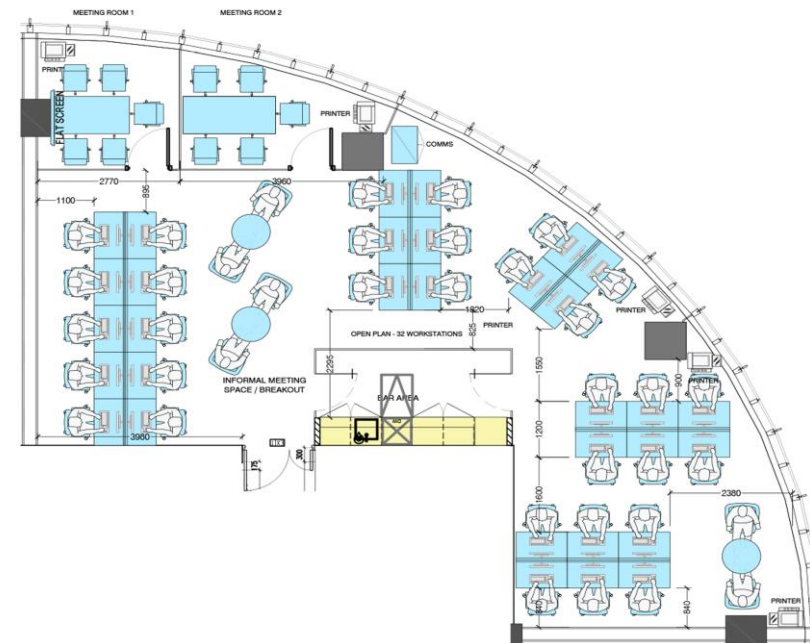
Address

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OFFICE FLOOR PLAN 1259 SQF

2ND FLOOR



Sky Gardens

Fully Fitted Plug & Play Office



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