

SKY GARDENS - 153 WANDSWORTH
ROAD
Vauxhall



LDG



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DESCRIPTION

Forming part of Nine Elms regeneration area, Sky Studios is an impressive new development offering high quality workspaces which boast enviable volumes of natural light, due to its curve lined glass walls. Each workspace is fitted with a number of meeting rooms, with an exposed industrial style ceiling. Communal facilities include a striking ground floor manned reception and a shared communal garden on the first floor.

HIGHLIGHTS

- Contemporary Workspace With Impressive Views
- Fitted With Meeting Rooms / Offices
- Curve Lined Glass Walls Boasting Excellent Natural Light
- Communal Tree Lined Garden At First Floor
- Impressive Manned Reception
- Air-Conditioning
- Fully Accessible Raised Floor
- Communal Showers & Cycle Racks
- Shared Cloakrooms
- Smart Entrance
- Lift Access

LEASE

Leases from 24 months or longer. The lease will be contracted outside the Landlord and Tenant Act.

CONNECTIVITY

We understand the demise benefits from fibre. Further information is available upon request.

FURNITURE

Existing furniture could be available, subject to negotiation.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

COMMUTE

Nine Elms & Battersea. 3 mins
Vauxhall. 5 mins
Stockwell. 16 mins
Oval. 18 Mins

PARKING

Just Park Vauxhall - 3 mins

FOODIE HOTSPOTS

- Darby's - Waterfront
- Dirty Burger

LIQUID LUNCH

- Brunswick House - Vine Bar
- The Riverside - The Griffin Belle

A STRETCH AWAY

- Crossfit - TheGym
- PureGym - Urban Warrior Academy

FURTHER INFORMATION

EPC & other reports are also available upon request.



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
4th - 401	1,539	£27,500 /annum	£17,496 /annum	£18,319.13 /annum	£5,276.26	£63,315.13	Available
Total	1,539				£5,276.26	£63,315.13	

Ready to talk?



HARRY
ISAACS

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk



HARRISON
EAGLES

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

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