

ON THE DOORSTEP OF VAUXHALL STATION



TO LET

Modern High Quality Office Suite Within a Period Style Property
Adjacent to Vauxhall Station

No.1 Wandsworth Road
SW8 2LN

Office
TO LET

1,295 sq ft
(120.31 sq m)

- High quality media office suite
- Self-contained office accommodation with excellent natural light
- Benefits from an existing and usable fit-out

No.1 Wandsworth Road, London, SW8 2LN

SUMMARY

Available Size	1,295 sq ft
Rent	£44.50 per sq ft
Rates Payable	£9.79 per annum
Service Charge	£16.36 per sq ft Estimated (includes demised electricity)
EPC Rating	B (46)

DESCRIPTION

The office accommodation in No.1 Wandsworth Road, sits behind a period facade and was substantially internally refurbished in 2016.

The property sits adjacent to both Vauxhall mainline station and Vauxhall underground station, both offering excellent transport connectivity.

The area has been experiencing a huge regeneration being just a short distance from the new residential developments which form part of Nine Elms Lane.

LOCATION

The property sits adjacent to both Vauxhall station and Vauxhall underground station and is surrounded by amenities, including Sainsburys Local, Little Waitrose, Starbucks, Pret and Travelodge.

ACCOMMODATION

The third floor office accommodation comprises of the following:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
3rd	1,295	120.31	£44.50	On application	£11.30
Total	1,295	120.31	£44.50	£0	£11.30

SPECIFICATION

Good natural daylight

Good floor to ceiling heights

Ceiling mounted air-con units

Raised floors

Bicycle store

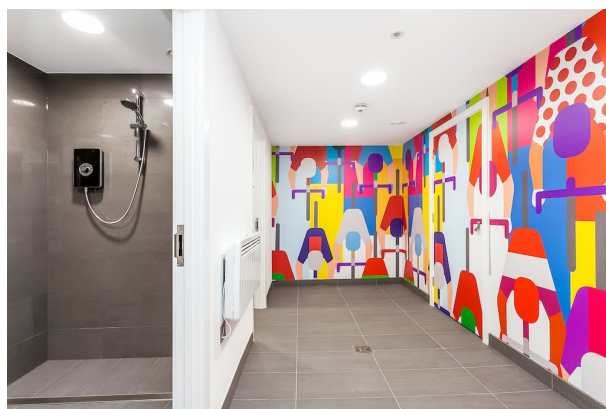
Shower

VIEWINGS

Viewings by appointment only, via sole joint agents Dron & Wright and Union Street Partners.

TERMS

A new flexible lease directly from the Landlord.



Viewing & Further Information

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