



## South Lambeth Road Vauxhall SW8 1RL

FURNISHED OFFICES CLOSE TO VAUXHALL  
STATION

Area: 2,314 FT<sup>2</sup> (215 M<sup>2</sup>)

Initial Rent: £68,263 PA



LOCATION  
Vauxhall



TUBE  
Victoria line



PARKING  
10 space via S/A



AVAILABILITY  
Immediately



MEETING ROOMS  
Private



NATURAL LIGHT  
Good



AIR CONDITIONING  
Throughout



SHOWERS  
On-site



LIFT  
Passenger



KITCHEN  
Private



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Continued →  
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### LOCATION:

The popular residential and commercial area offers a wide range of cafés, bars and restaurants including; Pret A Manger, Starbucks Coffee, Dirty Burger along with a number of local independent retailers.

Excellent transport connections via Vauxhall Station (Mainline and Victoria Line) providing easy and direct links into Central London. The area is similarly well connected to local bus routes. The A3 Kennington Park Road is easily accessed to the South East and to the West, Vauxhall Bridge provides access north of the River Thames, through to Victoria and to the West End.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Third Floor	2,314	215
TOTAL	2,314	215

### DESCRIPTION:

Two bright and open-plan office suites are offered ready for immediate occupation.

Second floor office extends to a total area of approximately 5,450 sq. ft.

Third floor office extends to a total area of approximately 2,314 sq. ft.

Floor plans available upon request.

### TENURE:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

Approx.£8.75 per sq.ft.

### RATES PAYABLE:

Approx.£12,00 per sq.ft.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

#### **WANDSWORTH**

0207 924 4476

10 Enterprise Way  
SW18 1FZ

#### **WIMBLEDON**

0208 947 5050

11 Alexandra Road  
SW19 7JZ