



Vauxhall Sky Gardens 153 Wandsworth Rd Vauxhall SW8 2GB

COMMERCIAL SPACE | AVAILABLE NOW

Area: 1,270 FT² (118 M²)

Initial Rent: £50,800 PA



LOCATION
Nine Elms



TUBE
Victoria Line



TRAIN
Vauxhall



AVAILABILITY
Immediate



OFFICE
Open-plan space



AIR CONDITIONING
Throughout



NATURAL LIGHT
Excellent



DISABLED ACCESS
DDA compliant



LIFT
Passenger (X2)



CONCIERGE
GF Concierge

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LOCATION:

Sky Gardens is located within the Nine Elms regeneration area that includes the new American and Dutch Embassies, HQ offices for Dorling Kindersley & Penguin Random House publishers, Battersea Power Station (home to Apple's new HQ) and the New Covent Garden Market.

The area is set to create a vibrant neighbourhood, complete with new homes, offices, restaurants, bars and cafes.

Sky Gardens is a new mixed-use scheme, within walking distance from Vauxhall underground (Victoria line) and mainline stations offering direct access into Central London.

The new Northern Line extension will open in 2020 with a nearby station at Nine Elms.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Second Floor	1,270	118
TOTAL	1,270	118

DESCRIPTION:

The property is at the eastern side of the Nine Elms area, currently one of Europe's largest regeneration projects, situated between Battersea and Vauxhall.

Open-plan commercial space available for immediate occupation and forms part of the impressive 36 storey "Sky Gardens" tower in Nine Elms.

Fitted out to a good quality Cat A specification and are ready for occupational fit out.

NB The landlord will contribute (by way a rent free period) towards the Tenant's cost of installing floor boxes, date/power cabling, carpet tiles and a kitchenette.

LEASE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Estimated at approx £9.50 psf. (payable).

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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