



## 153 Wandsworth Rd, Vauxhall, SW8 2GB

### TO LET

Area: 1,253 FT<sup>2</sup> (116M<sup>2</sup>) | Initial Rent: £50,120 PA |



**Location**  
Nine Elms



**Tube**  
Victoria Line



**Train**  
Vauxhall



**Availability**  
Immediate

#### 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.

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### DESCRIPTION:

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Second Floor	1,253	116
<b>TOTAL</b>	<b>1,253FT<sup>2</sup></b>	<b>116M<sup>2</sup></b>

### AMENITIES:



**Office**  
Open-plan space



**Air Conditioning**  
Throughout



**Natural Light**  
Excellent



**Disabled Access**  
DDA compliant



**Lift**  
Passenger (X2)



**Concierge**  
GF Concierge

### TENURE:

Terms to be agreed.

**INITIAL RENT PA:** £50,120

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** Estimated at approx £9.50 psf. (payable).

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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