



153 Wandsworth Rd, Vauxhall, SW8 2GB

TO LET

Area: 5,124 FT² (476M²) | Initial Rent: £253,600 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 ²	AREA M ²
Third Floor	5,124	476
TOTAL	5,124FT²	476M²

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: £253,600

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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