



Wyvil Court 10 Wyvil Road Vauxhall SW8 2TH

PROMINENT COMMERCIAL BUILDING
Various Sizes Available



LOCATION
SW8



AREA
3,078 - 17,714 sq.ft.



TRAIN
Vauxhall Station



TUBE
Victoria line



PARKING
On-site



BUS
Excellent links



AVAILABILITY
Immediately



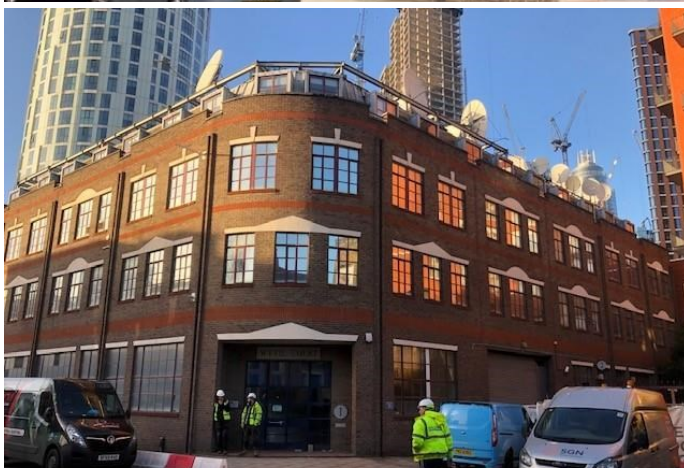
NATURAL LIGHT
Good



AIR CONDITIONING
Throughout



USE CONSENT
Class E



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Continued →
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LOCATION:

Wyvil Court is located within a ten minute walk from Vauxhall underground (Victoria line) and mainline station offering 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 and Vauxhall Bridge provides access north of the River Thames, through to Victoria and to the West End.

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

The property is situated within the Nine Elms area and 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 - set to create a vibrant neighbourhood.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	3,078	286
First Floor	5,472	508
Second Floor	5,445	506
Third Floor	3,719	346
TOTAL	17,714	1,646

DESCRIPTION:

Self-contained commercial building in Vauxhall extending to a total area of approximately 17,714 sq.ft. configured over ground, first, second and third floors.

The floors can be occupied individually or combined to suit all requirements.

On-site parking available.

Terms to be agreed.

TENURE:

Terms to be agreed or

Freehold

VAT:

Applicable

SERVICE CHARGE:

Upon application

RATES PAYABLE:

£75,500 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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