



# TO LET

1,029 Sq Ft

- AC
- Close to Vauxhall transport links and local amenities
- Kitchen Space
- Good natural light
- Riverside Vauxhall setting

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## 15 ST. GEORGE WHARF, LONDON, GREATER LONDON, SW8 2LE

Unit 15, St George Wharf provides approximately **1,029 sq ft** of fitted office accommodation in a prominent riverside location in **Vauxhall, London SW8**.

The office is available at **£40,000 per annum exclusive**, equating to approximately **£38.87 per sq ft**.

The accommodation is arranged as a well-presented office suite with a flexible open-plan layout, glazed meeting room / private office space, kitchen facilities, WC provision and storage / server room accommodation. The space benefits from good natural light and provides a professional working environment suitable for a range of office occupiers.

The premises are well suited to businesses seeking a fitted office in a highly accessible Central London location, with riverside amenities and strong transport connections nearby.

### Location

St George Wharf is a well-known mixed-use riverside development located in **Vauxhall**, on the south bank of the River Thames.

The property benefits from a prominent riverside setting, with a range of cafés, restaurants and local amenities nearby. The location is well positioned for **Vauxhall Station**, Underground, bus and river connections, providing convenient access across Central London and the wider transport network.

### Legal Costs

Each party to bear their own legal costs incurred.

### Accommodation

The property provides approximately **1,029 sq ft** of fitted office accommodation.

The layout includes open-plan office space, glazed meeting room / private office space, kitchen facilities, WC provision and storage / server room accommodation.

### VAT

VAT may be applicable.

### Planning Information

The property is suitable for office use. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

### Additional Information

#### Rent

£40,000 Per Annum

#### Viewing

Strictly by appointment through Petchey Holdings.

**Will Morris**

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