Houston Lawrence

10 Enterprise Way Wandsworth, SW18 1FZ WIMBLEDON 11 Alexandra Road Wimbledon, SW19 7JZ



SKY GARDENS Wandsworth Road, Vauxhall, SW8 2LF BRAND NEW SECOND FLOOR OFFICE TO LET - NINE ELMS

TO LET

Area: 1,270 FT² (118M²) | Rent: £63,250 PA |

LOCATION:

SKY GARDENS is located within the Nine Elms regeneration area that that includes the new American Embassy, the Netherlands Embassy, 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.

www.nineelmslondon.com

www.houstonlawrence.co.uk info@houstonlawrence.co.uk

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DESCRIPTION:

The premises comprise a second floor office studio extending to a total area of 1,270 sq ft, forming part of the impressive 36 storey "Sky Gardens" tower in Nine Elms and have been fitted out to Cat A specification and are ready for occupational fit out.

Nine Elms is currently one of Europe's largest regeneration projects, situated in the London Borough of Wandsworth between Battersea and Vauxhall.

FLOOR AREA:

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

AMENITIES:

Air Conditioning	 Two passenger lifts
 Excellent transport links 	 Onsite management/reception
 Second floor office suite 	 Excellent location
 Large ground floor reception 	 Vibrant new community

TENURE:

New Full Repairing and Insuring lease for a term to be agreed.

RENT PA:	£63,250	VAT:	Applicable.
SERVICE CHARGE:	£5,715	RATES PAYABLE:	To be assessed.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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