



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 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

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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	1,270FT²	118M²

AMENITIES:

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