



AGENCY

OFFICE

PHOENIX HOUSE, 10 WANDSWORTH ROAD VAUXHALL, SW8 2LL

LOCATION

This prominent building is located just to the south of the River Thames, between the river and Wandsworth Road, opposite Vauxhall Bus and Railway stations and adjacent to an entrance to the Victoria line tube.

The wider area is undergoing an ambitious and transformative regeneration, with exciting new retail and leisure opportunities and new office and residential tenants being drawn in. The property benefits from excellent transport links, being located a moment's walk to Vauxhall's Bus Station, National Rail Station and the Victoria Underground line.

AMENITIES

The property benefits from the following specification and amenities

- * Terrace (1st & 5th Floors)
- * 24 Hour Access
- * Double Height Reception
- * Fitted Out
- * Excellent Natural Light
- * Excellent Transport Links

ACCOMMODATION

Floors / Units	Size
10th Floor	1,028 sq ft
9th Floor	4,439 sq ft
8th Floor	5,368 sq ft
7th Floor	5,370 sq ft
6th Floor	5,365 sq ft
5th Floor	7,164 sq ft
4th Floor	7,421 sq ft
3rd Floor	7,426 sq ft
2nd Floor	7,423 sq ft
1st Floor	7,419 sq ft
Mezzanine	3,233 sq ft
TOTAL	61,656 sq ft

SHORT TERM OFFICES TO LET



TENURE LEASEHOLD (SHORT TERM)

SIZE 61,656 SQ FT **EPC** E

ADDITIONAL INFORMATION

Short term lease available for a term up to 36 months in a 'plug and play' condition. Available now.

Rent: £35.00 psf

Rates: £16.06 psf

S/Charge: Est £10.00 psf

FOR FURTHER INFORMATION DAVID HERZOG

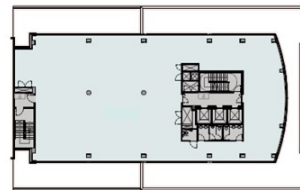
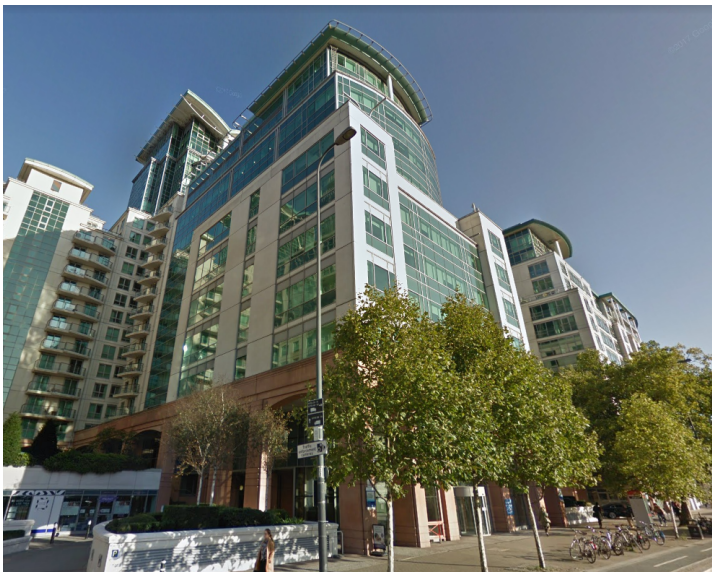
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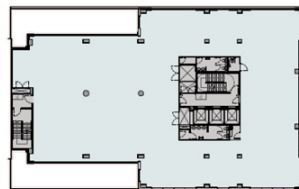
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Typical Upper Floor
Floors 6th – 10th



Typical Lower Floor
Floors 1st – 5th

Floor	Area (sq. ft.)
10 th	1,028
9 th	4,439
8 th	5,368
7 th	5,370
6 th	5,365
5 th	7,164
4 th	7,421
3 rd	7,426
2 nd	7,423
1 st	7,419
Mez.	3,233
TOTAL	61,656

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