

TO LET



## Vauxhall Sky Gardens 153 Wandsworth Rd Vauxhall SW8 2GB

COMMERCIAL SPACE | AVAILABLE NOW  
Various Sizes Available



LOCATION  
Nine Elms



TUBE  
Victoria Line



TRAIN  
Vauxhall



AVAILABILITY  
Immediate



OFFICE  
Up to 15-20 desks



AIR CONDITIONING  
Throughout



NATURAL LIGHT  
Excellent



DISABLED ACCESS  
DDA compliant



LIFT  
Passenger (X2)



CONCIERGE  
GF Concierge

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### LOCATION:

Sky Gardens is located within the Nine Elms regeneration area that 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.

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.

The new Northern Line extension will open in 2020 with a nearby station at Nine Elms.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>	RENT
Unit 2	1,253	116	£50,120
Unit 2.4	1,270	118	£50,800
Unit 5.2	1,244	116	£61,500
Unit 3	5,124	476	£253,600

### DESCRIPTION:

The property is at the eastern side of the Nine Elms area, currently one of Europe's largest regeneration projects, situated between Battersea and Vauxhall.

Open-plan commercial space available for immediate occupation and forms part of the impressive 36 storey "Sky Gardens" tower in Nine Elms.

Fitted out to a good quality Cat A specification and are ready for occupational fit out.

NB The landlord will contribute (by way a rent free period) towards the Tenant's cost of installing floor boxes, date/power cabling, carpet tiles and a kitchenette.

### TENURE:

Terms to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

Estimated at approx £9.50 psf. (payable).

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.

### CONTACT:

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### OFFICES:

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SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road  
SW19 7JZ

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