

## 29 Albert Embankmemt Vauxhall

## London, SE1

## Rent

£42.50 per sq. ft

### Service Charge

£5.45 per sq ft

### Accommodation

The accommodation spans ground to third floor of a newly built mixed-use scheme. The office benefits from floor to ceiling glazing on 3 elevations giving uncompromised views of the River Thames.

The office accommodation is open plan and built to a high and modern specification.

## **Business Rates**

Interested parties should make their own enquiries.

### **OFFICE FOR SALE**

### **Property Highlights**

- E Class Use
- 7,362 sq ft
- Self-contained and Fitted
- Available floor by floor

### Location

The property is located in a scenic position on the Albert Embankment with views of the River Thames, Houses of Parliament and Battersea Power Station.

It is situated 6 mins away from Vauxhall Station which provides access to the underground and overground train network.

#### Description

Amenities include;

- Self-contained HQ building
- Fully accessed raised floor
- Fully fitted and part furnished
- LG7 compliant lighting

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

Harry Hopson t 020-7462-9137 M 07587-539047 harry.hopson@nmrk.com Charlotte Penrice t 020-7462-9120 M 07776-594-945 charlotte.penrice@nmrk.com

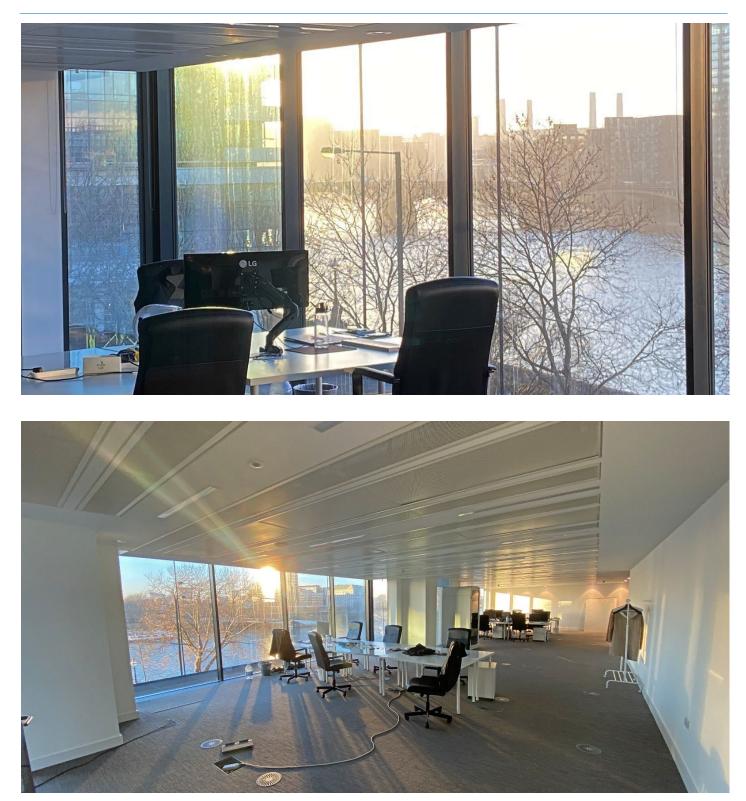
NEWMARK

84 Grosvenor Street London, W1K 3JZ United Kingdom

nmrk.com

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## Availability

Floor	Size (sq ft)	Availability
3rd Floor	2,585	Available
2nd Floor	2,598	Available
1st Floor	1,426	Available
Ground	717	Available
Total	7,326	

## **Floor Plans**

#### Ground Floor

## EPC

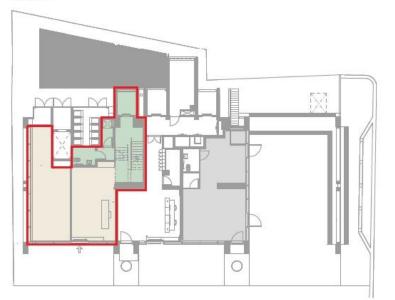
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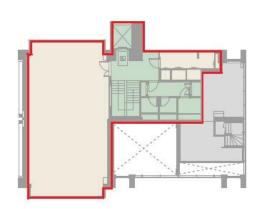
First Floor

## Tenure

Long leasehold/Freehold lease

## DEMISE OUTLINED IN RED 7,326 SQ FT









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