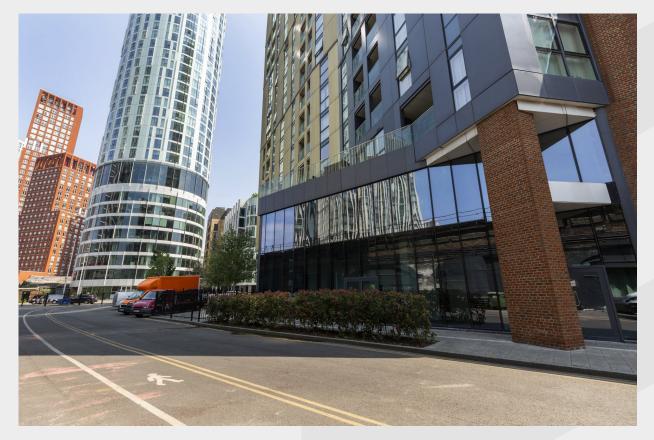
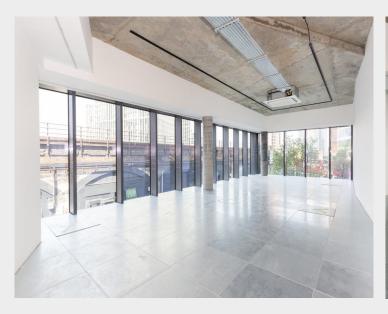
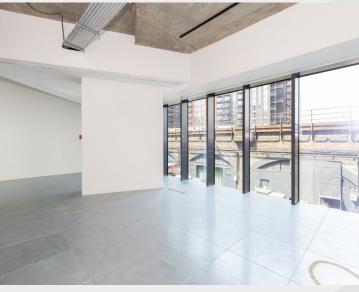


# **Brand New Self- Contained Office Space**







- Prominent location
- Air conditioning
- Kitchen
- WC's and Shower
- Metal access raised access floor
- Excellent natural light



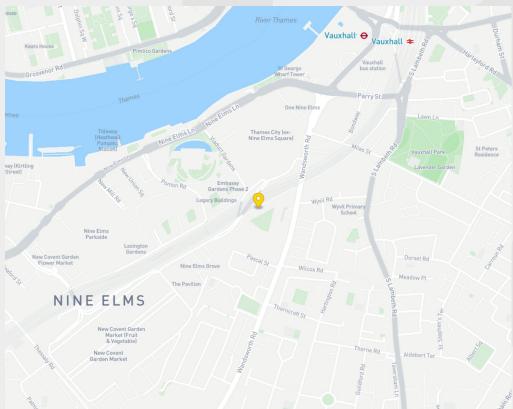


# **Description**

A self-contained office within the newly developed Nine Elms Point, being offered in a brand-new high-spec fitted condition. The unit has been fitted to provide raised floors, WCs, a kitchenette and a shower.

#### Location

The unit has a very prominent position almost fronting onto Wandsworth Road, with local amenities including; Sainsbury's, Starbucks, Waitrose, The Alchemist, Vauxhall Park and many more. The development is easily accessible, with Vauxhall Underground Station and Nine Elms Stations (Northern Line) being only a 5-minute walk away, and numerous bus routes running along Wandsworth Road.



# **Accommodation / Availability**

Unit	Sq ft	Sqm	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Mezzanine	90	8.4	-	n/a	n/a	Available
Ground	872	81	-	n/a	n/a	Available
1st	893	83	-	n/a	n/a	Available
Unit - Total	1,855	172.3	£35	£15	£2.10	Available

## **Tenure**

New Lease

**EPC** 

 $\overline{\phantom{a}}$ 

**VAT** 

Applicable

Configuration

Not Fitted

## **Contacts**

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#### **Further Information**

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