



29 ALBERT EMBANKMENT Vauxhall London SE1

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

Office for Sale

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
- Chilled beam air-conditioning system
- Passenger lift
- WC and shower provision
- River views
- Kitchenettes

Rent

£ 42.50 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.

Availability

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

Tenure

Long leasehold/ Freehold lease

Business Rates

Interested parties should make their own enquiries.

EPC

Upon Request

Viewing

Viewing is strictly by prior appointment through Harper Dennis Hobbs and our joint agents Union Street Partners:

Subject to contract

David Hume

davidhume@hdh.co.uk

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M 07973 248 756

Charlotte Penrice

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Max Humphreys

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T 020 3757 8570

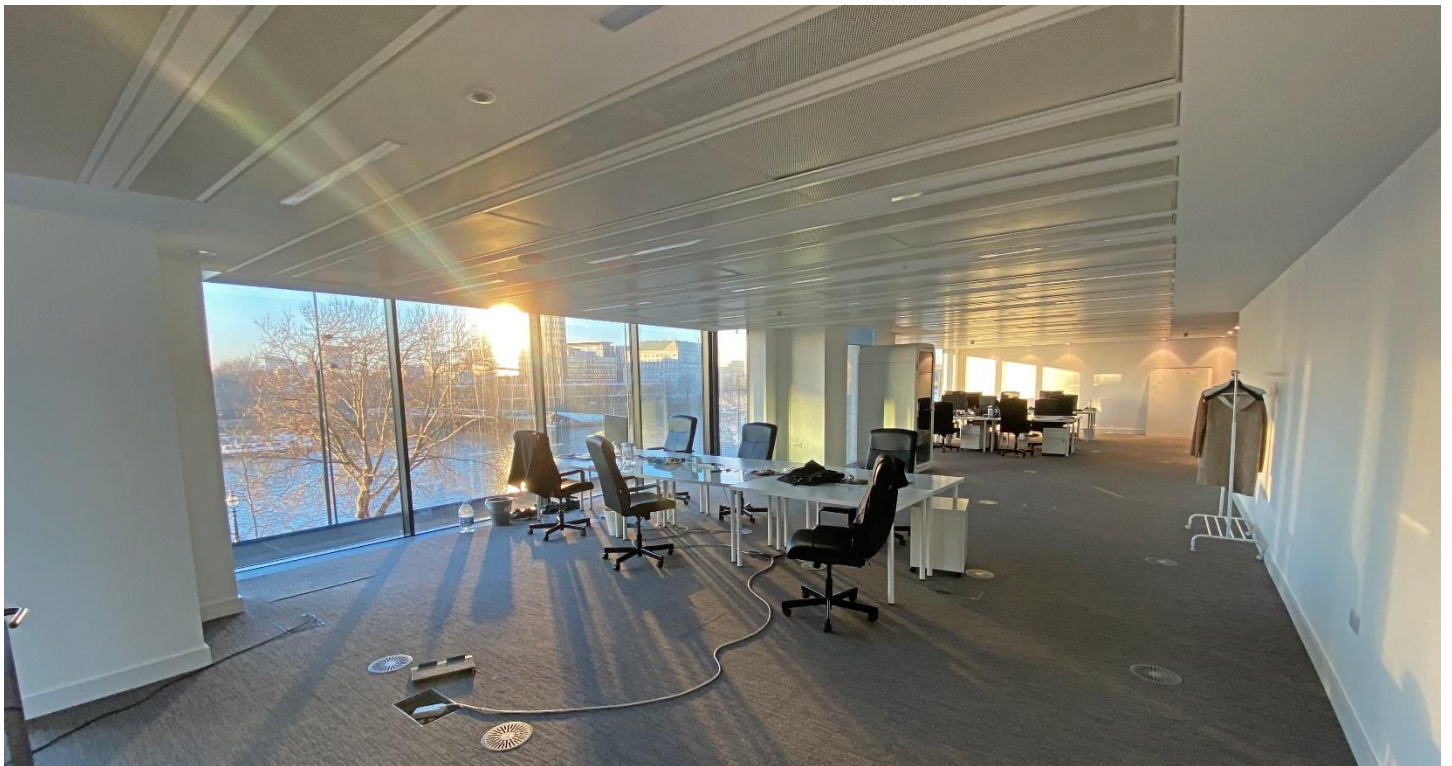
Scott Fisher

sf@unionstreetpartners.co.uk

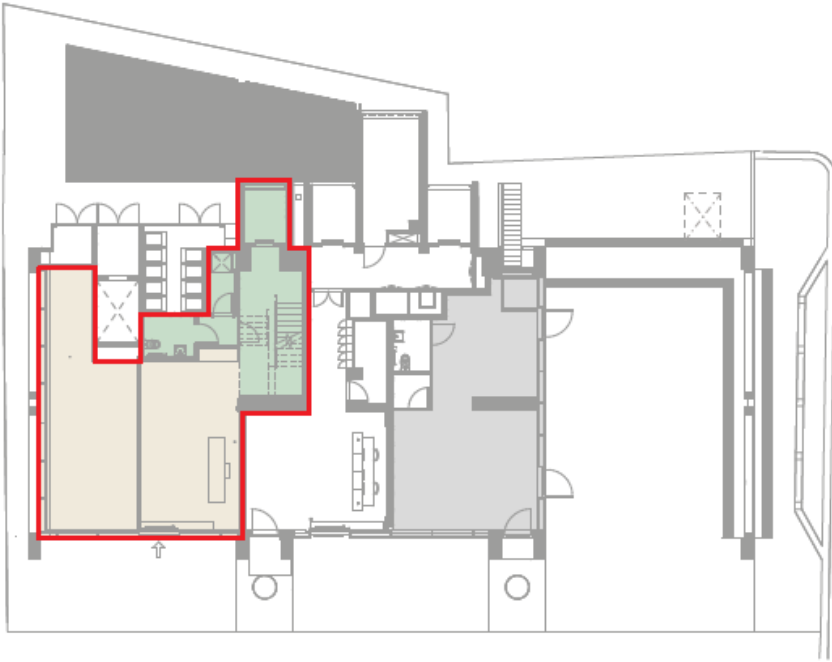
T 020 7855 3507

Harper Dennis Hobbs

**29 Albert Embankment
Vauxhall
SE1 7GR**

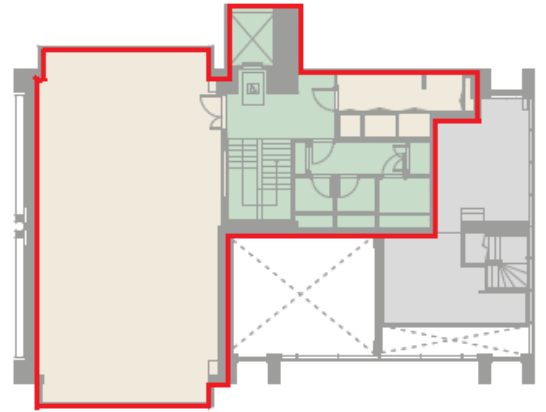


Ground Floor

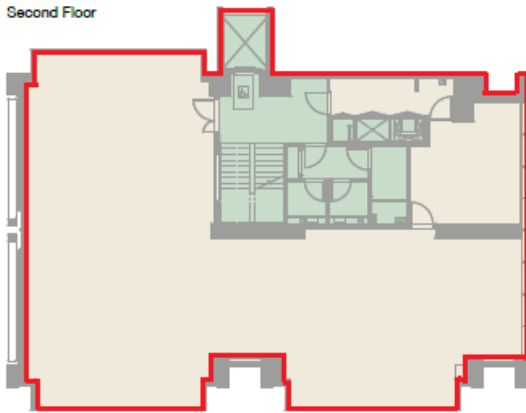


DEMISE OUTLINED IN RED
7,326 SQ FT

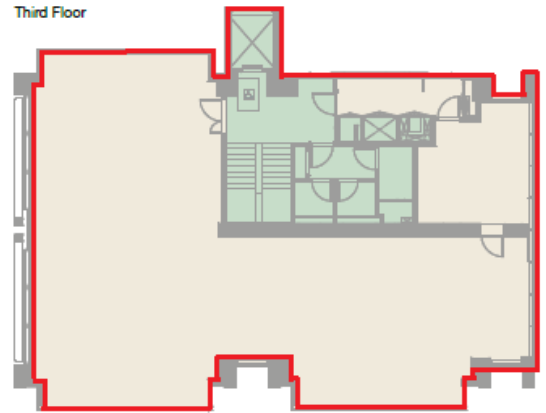
First Floor



Second Floor



Third Floor



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