

milesyard.london



MILES YARD

VAUXHALL

6 MILES STREET, VAUXHALL, SW8 1RP

DEVELOPED, OWNED AND MANAGED BY  **DOWNING**

WELCOME TO MILES YARD:

A NEW DEVELOPMENT
WITHIN VAUXHALL'S
THRIVING AND GROWING
COMMUNITY.



27,457 SQ FT

**A NEW CONTEMPORARY
OFFICE DEVELOPMENT.**

AVAILABLE NOW



A MODERN,
TIMELESS
RECEPTION AND
LOBBY AREA.





**WELLNESS IS
CONSIDERED IN EVERY
FEATURE, SUCH AS
THE PRIVATE GARDEN
TO UNWIND AND
COLLABORATE.**



CONTEMPORARY
FINISHES
AND NATURAL
MATERIALS.



WORKSPACE THAT SETS YOU
APART



**FLEXIBLE
SPACE, WITH AN
ABUNDANCE OF
NATURAL LIGHT.**



MILES YARD – A NEW AND INSPIRING PLACE TO WORK.

A perfectly formed, self-contained HQ-style building, the interiors have been carefully designed to match the work lifestyle choices of today's modern occupiers.

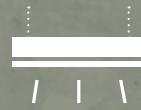
The scheme considers sustainability in its contemporary workspace having achieved BREEAM 'Excellent' and EPC A.



EVERYTHING YOU WOULD EXPECT FROM A NEW OFFICE BUILDING.

FULL SPECIFICATION:

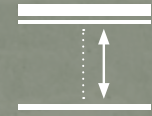
- + VRF fan coil air conditioning system
- + Strip LED lighting
- + Full access raised floors
- + Finished floor-to-ceiling heights of up to 3 metres
- + Two x 13-person passenger lifts serving all floors
- + CCTV, video entry and door access control systems
- + 50 cycle spaces
- + 5 showers, 75 lockers, 18 self-drying cabinets
- + EPC A – 24
- + BREEAM 'Excellent' rating
- + Occupational density of 1 person per 10 sq m



STRIP LED
LIGHTING



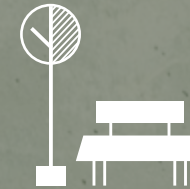
VRF FAN
COIL HEATING
& COOLING



GENEROUS FLOOR
TO CEILING HEIGHTS
OF UP TO 3 METRES



HI SPEED
BROADBAND



PRIVATE WINTER
GARDEN



SECONDARY ENTRANCE
FOR CYCLING /
RUNNING COMMUTERS



BEST IN CLASS
END OF JOURNEY
FACILITIES



MULTI USE
GAMES AREA



SUSTAINABILITY
BREEAM 'EXCELLENT'



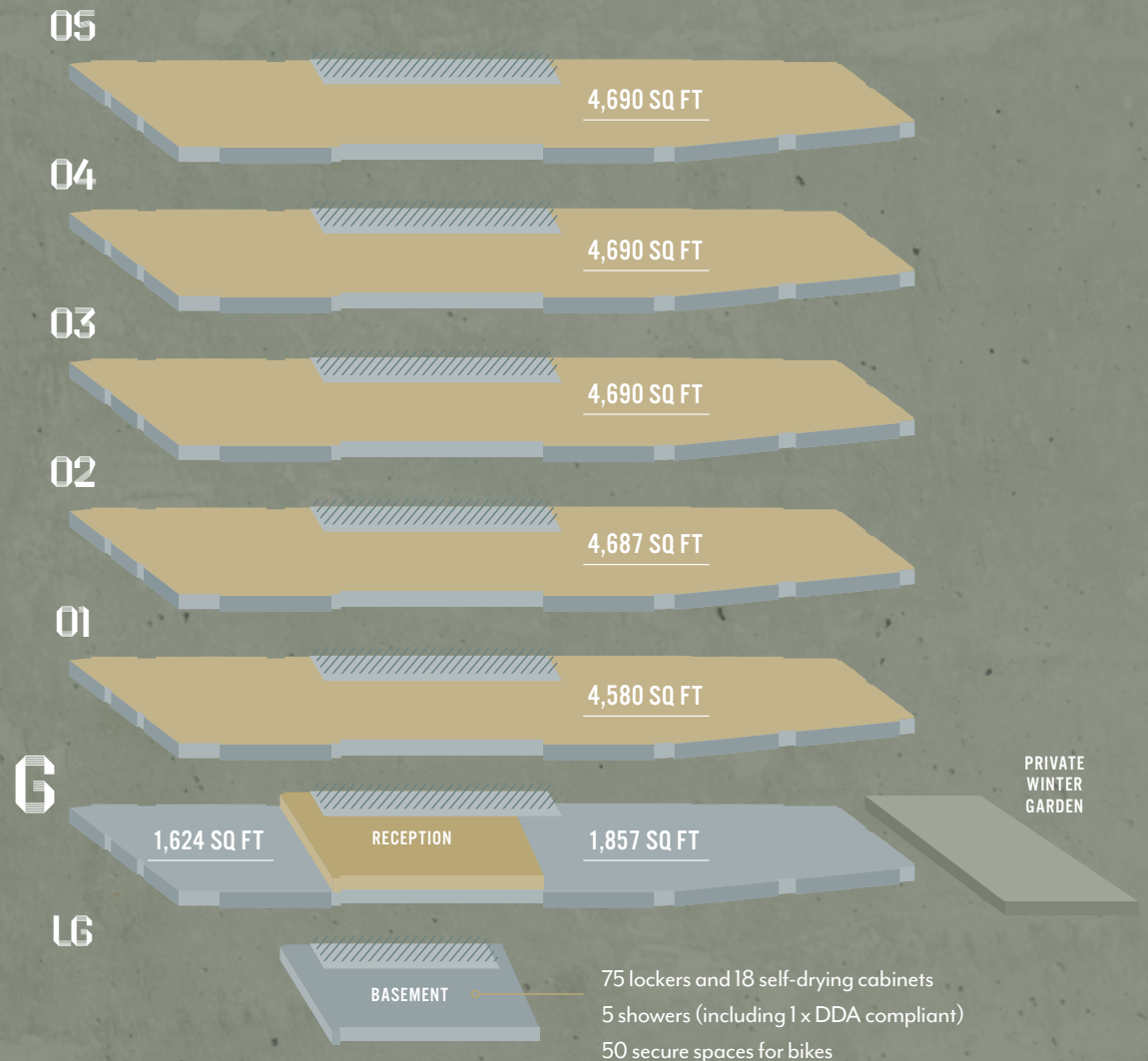
SPACE TO
CREATE AND
MAKE YOUR
MARK.



SIX FLOORS OF EFFICIENT OFFICE SPACE.

SCHEDULE OF AREAS

	SQ FT	SQ M
5TH FLOOR	4,690	436
4TH FLOOR	4,690	436
3RD FLOOR	4,690	436
2ND FLOOR	4,687	435
1ST FLOOR	4,580	426
GROUND FLOOR	3,459	321
RECEPTION	661	61
TOTAL	27,457	2,551

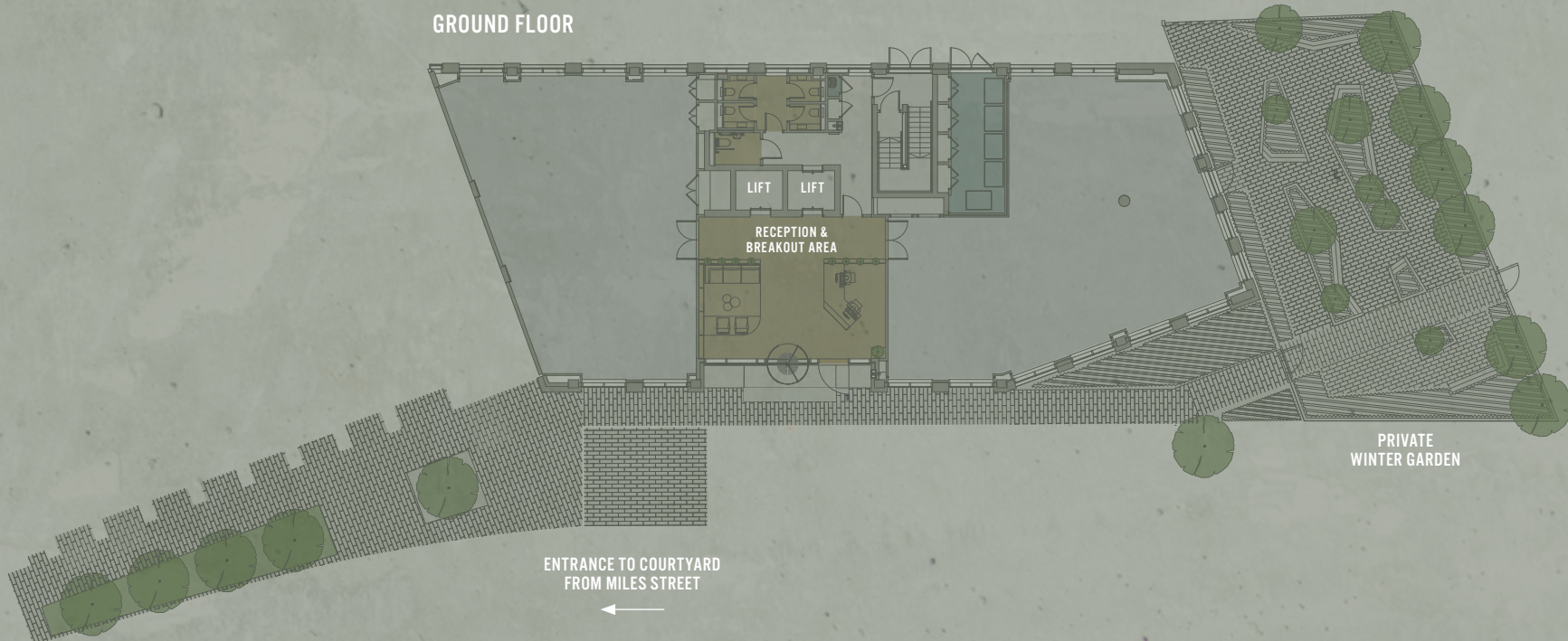


FLOOR PLANS.

3RD FLOOR - TYPICAL OFFICE FLOOR PLAN

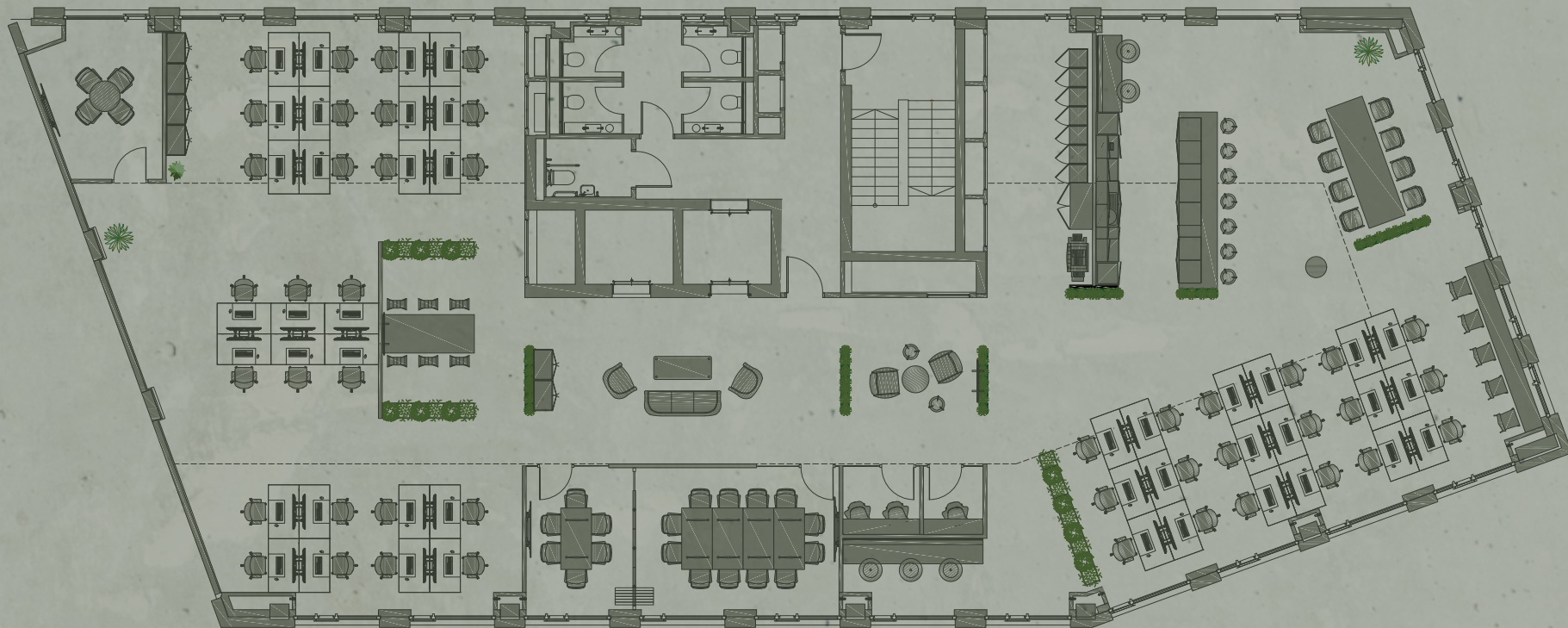


GROUND FLOOR



SPACE PLAN

- CAT A+ OPTION.



INDICATIVE FIT OUT EXAMPLE.

A FULLY FITTED SOLUTION IS AVAILABLE FROM THE LANDLORD.

+ Desks	44	+ Zoom Rooms	2
+ Flexible Working Area	1	+ Meeting Rooms	3
+ Soft Meeting/Working Area	1	+ Welcome Lounge	1
+ Breakout/Collaboration Areas	2	+ Tea Point	1
+ Focus Workspace	1	+ Print Area	1

VAUXHALL

**AN AREA THAT BRINGS
PEOPLE TOGETHER.**

ONE OF LONDON'S MOST EXCITING RIVERSIDE DISTRICTS.



LOCATION

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.



ART & CULTURE

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.



AREA AMENITIES.

Restaurants & Bars

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. The Rose Pub
8. Tamesis Dock
9. Market Place Vauxhall

Cafés

10. Parco Café
11. Pret a Manger
12. Starbucks
13. Tea Shop Theatre
14. GAIL's

Gyms

15. Crossfit Vauxhall
16. The Gym
17. Vauxhall Leisure Centre

Hotels

18. Crowne Plaza London - Albert Embankment
19. Holiday Inn
20. Park Plaza London Riverbank

Retail

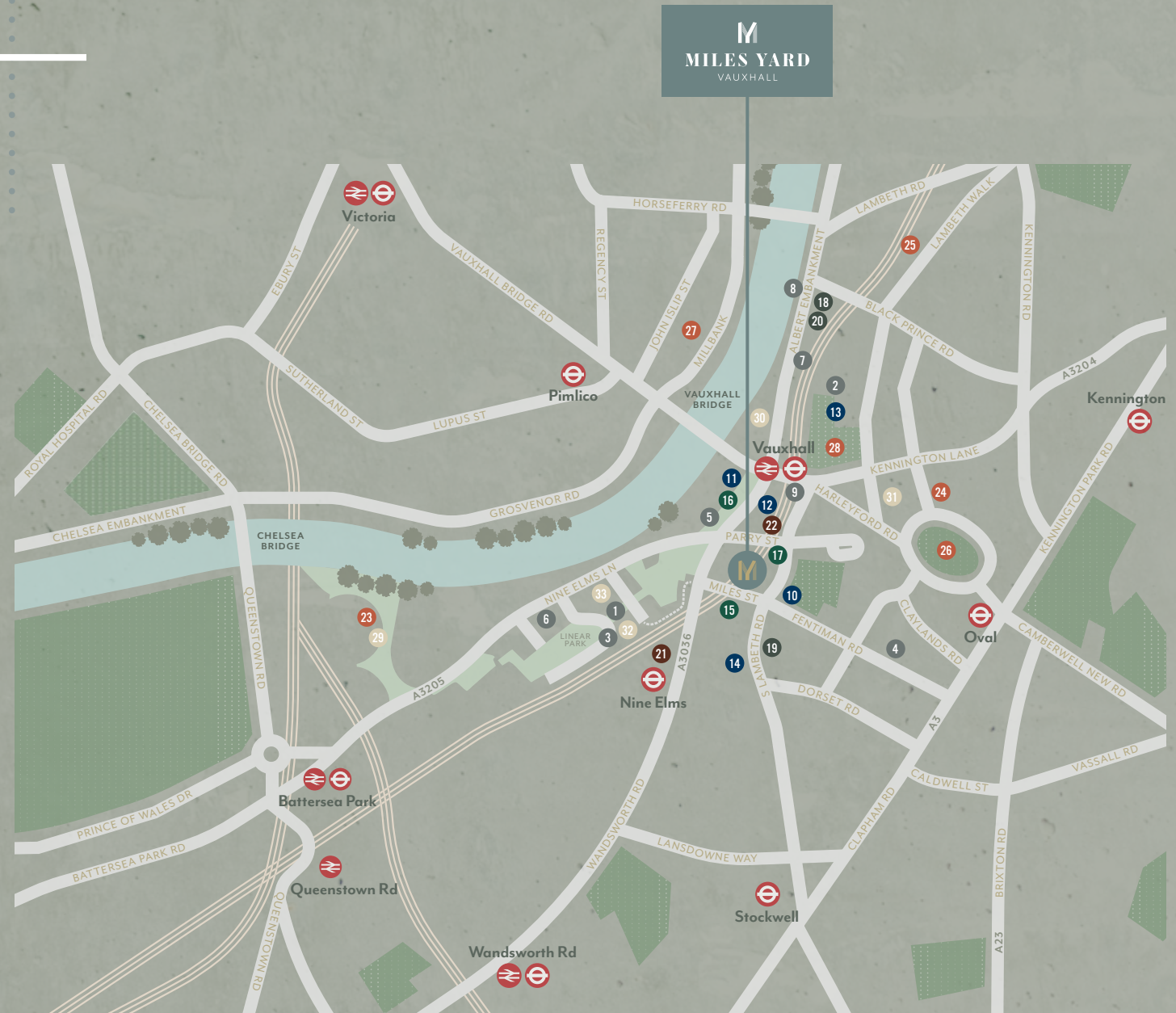
21. Sainsbury's
22. Waitrose

Art, Culture & Lifestyle

23. Battersea Power Station
24. Gasworks
25. Newport St Gallery
26. The Oval Cricket Ground
27. Tate Britain
28. Vauxhall Pleasure Gardens

Local Occupiers

29. Apple
30. Comic Relief
31. Nutmeg
32. Penguin / DK
33. U.S. Embassy

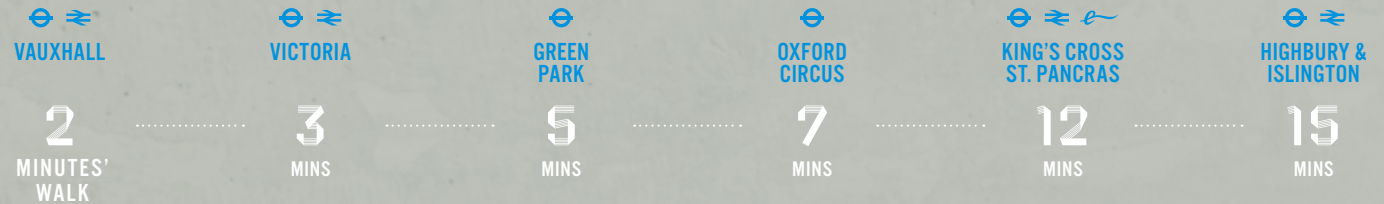


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WITHIN EASY REACH.

Miles Yard is just a 2-minute walk from Vauxhall Underground, Overground and Bus Station. With the new Northern Line station at Nine Elms now open, frequent services to London Waterloo (including via the Thames River Bus) and fast connections to London's airports, everything is much closer than you might expect.

VICTORIA LINE

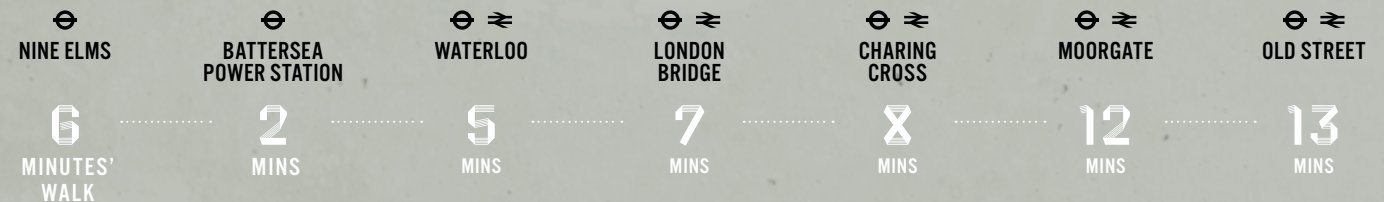


LONDON OVERGROUND



RIVER BUS

NORTHERN LINE



TRAVEL TIMES FROM VAUXHALL

NATIONAL RAIL

Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

NORTHERN LINE EXTENSION

Kennington	04 mins
Nine Elms	08 mins
Battersea Power St.	10 mins

ABOUT DOWNING.

With an excellent track record in the development, construction and management of commercial and real estate, our unique approach arms us with the breadth of experience and skill to maximise value, quality and use of space where others would fall short.

We have developed and managed bespoke accommodation for a range of blue-chip companies, central government departments and leading universities.

20 years
experience in UK
commercial building

35 years
experience in UK
student housing
13,000 bed completed/in development

2 million sq ft
commercial facilities,
designed, built or refurbished,
operated and financed

£1.5 billion
in development pipeline
(including First Street, Manchester –
2,500 co-living bed scheme
& commercial space)



The Capital is the largest office building in Liverpool, at 410,000 sq ft. Formerly the HQ of Royal and Sun Alliance. Re-positioned as Grade A office space and let to The Borders Agency as their Regional Consolidation hub.



The Port of Liverpool Building – the first of Liverpool's Three Graces. Grade 2 star listed building. Largest, private, completed refurbishment.

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DEVELOPMENT TEAM

DEVELOPED, OWNED
AND MANAGED BY



ARCHITECTS **tp bennett**

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