

# Nine Elms Point, 1 Cellini Street, London, SW8 2FQ

## TO LET

Office

1,855 sq ft / 172.34 sq m

£35 per sq ft



# 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	Sq m	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

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Jon Morell

07957 454 987

[jon.morell@strettons.co.uk](mailto:jon.morell@strettons.co.uk)

Joe Tallis-Chisnall

0797 028 0653

[joe.tallischnall@strettons.co.uk](mailto:joe.tallischnall@strettons.co.uk)



### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 12/09/2023