



5a St George Wharf Vauxhall Riverside Vauxhall SW8 2LE

GROUND FLOOR OFFICE

Area: 966 FT² (90 M²)

Price: £700,000



LOCATION
Vauxhall



AVAILABILITY
Immediately



TUBE
Northern Line



TRAIN
Quick links to
Waterloo



PARKING
2 spaces included



CAFÉ (S)
A number of local
coffee spots



MEETING ROOMS
& breakout areas



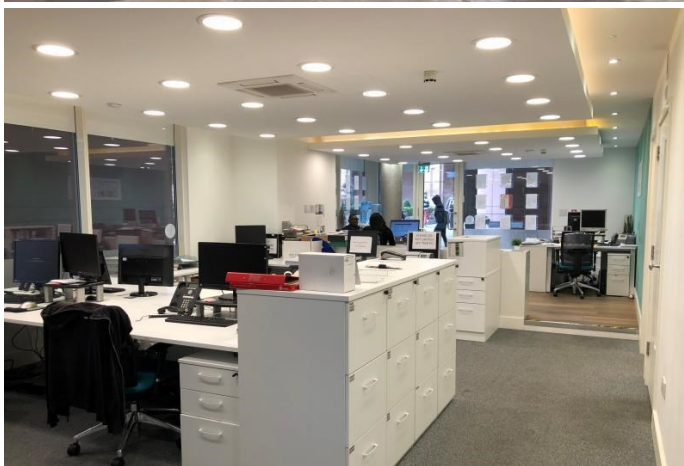
AIR CONDITIONING
Throughout



KITCHEN
Private



FRONTAGE
Prominent



5a St George Wharf Vauxhall Riverside Vauxhall SW8 2LE

LOCATION:

Located in the heart of Vauxhall, St George Wharf is a riverside development ideally located within a few minutes walk of Vauxhall Station, which offers regular overground and underground services (Victoria Line) into central London.

The popular residential and commercial area offers a wide range of cafés, bars and restaurants including; Pret A Manger, Starbucks Coffee, along with a number of local independent retailers.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	966	90
TOTAL	966	90

DESCRIPTION:

Ground floor commercial space extending to a total net internal area of approximately 966 sq.ft.

Open-plan office with private meeting room, storage room, kitchen and break out areas.

2 parking spaces are included in the headlease.

B1/A2 office consent. Other uses may be considered, subject to planning and superior landlord's consent.

TENURE:

999 years from 11/04/2014
Ground Rent £50 pa

VAT:

Applicable

SERVICE CHARGE:

Upon application

RATES PAYABLE:

Approx £16,375 pa
(2021-2022)

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

Chris Jago

0207 801 9023
chris.jago@houstonlawrence.co.uk

George Rowling

0207 801 9027
george.rowling@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476
10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050
11 Alexandra Road
SW19 7JZ