# Houston Lawrence







### 5a St George Wharf Vauxhall Riverside Vauxhall SW8 2LE

**GROUND FLOOR OFFICE** 

Area: 966 FT<sup>2</sup> (90 M<sup>2</sup>)

Price: £700,000



LOCATION Vauxhall



AVAILABILITY Immediately



TUBE Northern Line



Quick links to Waterloo



PARKING 2 spaces included



CAFÉ (S)
A number of local coffee spots



MEETING ROOMS & breakout areas



AIR CONDITIONING Throughout



кітснем Private



FRONTAGE Prominent

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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 <sup>2</sup>	AREA M <sup>2</sup>	
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:	RATES PAYABLE:
999 years from 11/04/2014	Approx £16,375 pa
Ground Rent £50 pa	(2021-2022)

VAT: EPC:

Applicable Available upon request

SERVICE CHARGE: LEGAL COSTS:

Upon application Each party responsible for

their own legal costs.



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