

milesyard.london



# MILES YARD

VAUXHALL

6 MILES STREET, VAUXHALL, SW8 1RP

DEVELOPED, OWNED AND MANAGED BY  **DOWNING**



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# 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.







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CONTEMPORARY  
FINISHES  
AND NATURAL  
MATERIALS.





WORKSPACE THAT SETS YOU  
APART





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





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# 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.





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# EVERYTHING YOU WOULD EXPECT FROM A NEW OFFICE BUILDING.

## FULL SPECIFICATION:

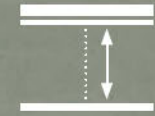
- + VRF fan coil air conditioning system
- + Strip LED lighting
- + Full access raised floors
- + Finished floor-to-ceiling heights of up to 3 metres
- + Two x 13-person passenger lifts serving all floors
- + CCTV, video entry and door access control systems
- + 50 cycle spaces
- + 5 showers, 75 lockers, 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.**

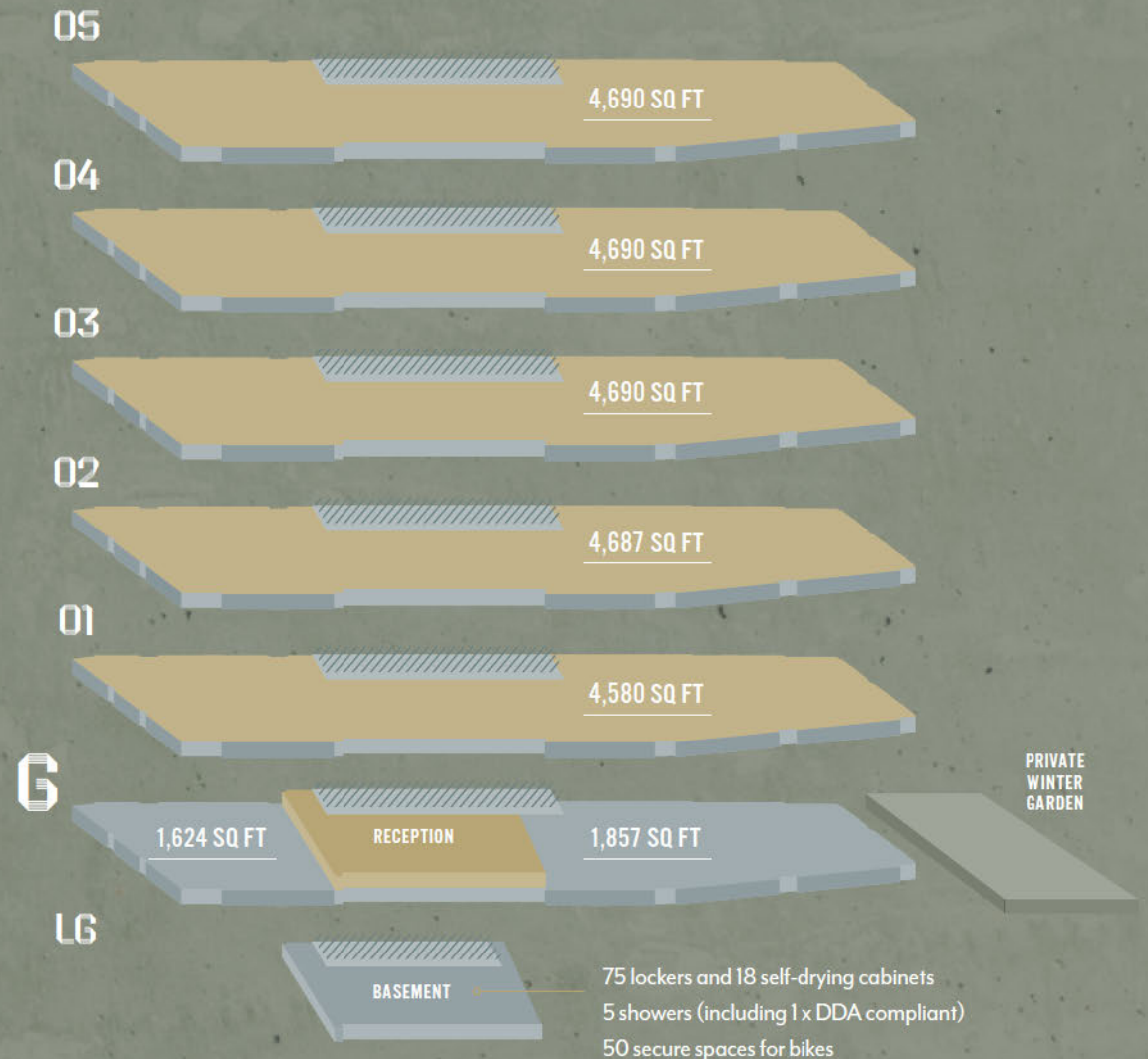




# SIX FLOORS OF EFFICIENT OFFICE SPACE.

## 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
<b>TOTAL</b>	<b>27,457</b>	<b>2,551</b>

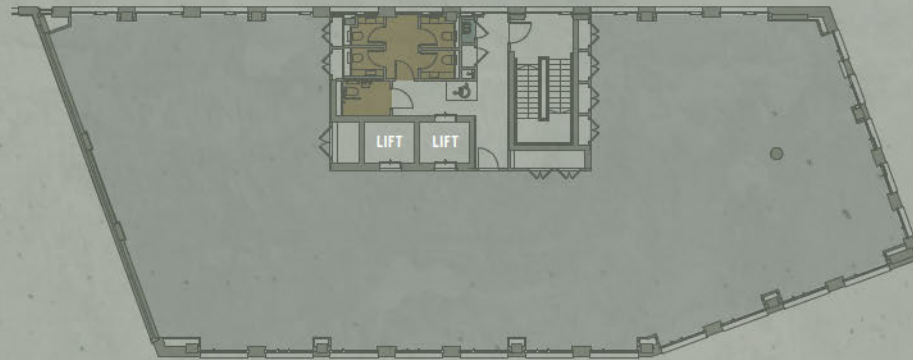




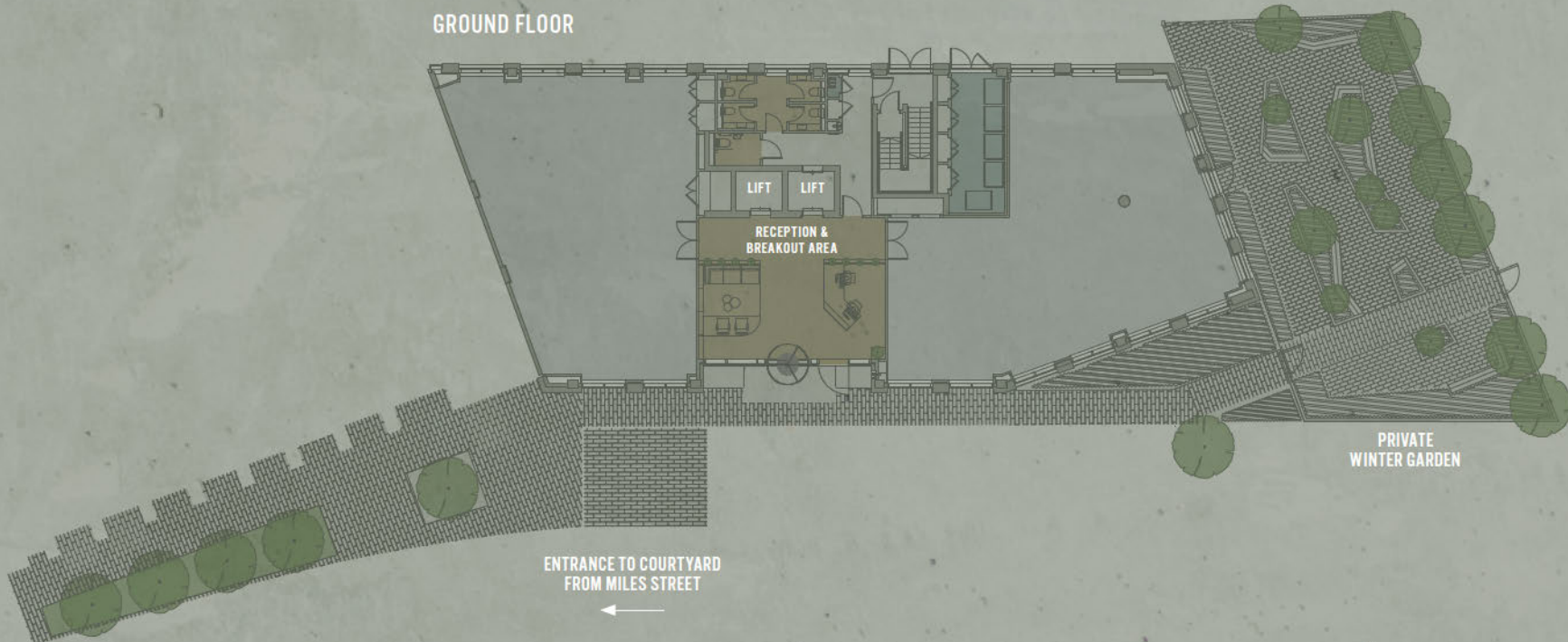
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# FLOOR PLANS.

3RD FLOOR - TYPICAL OFFICE FLOOR PLAN



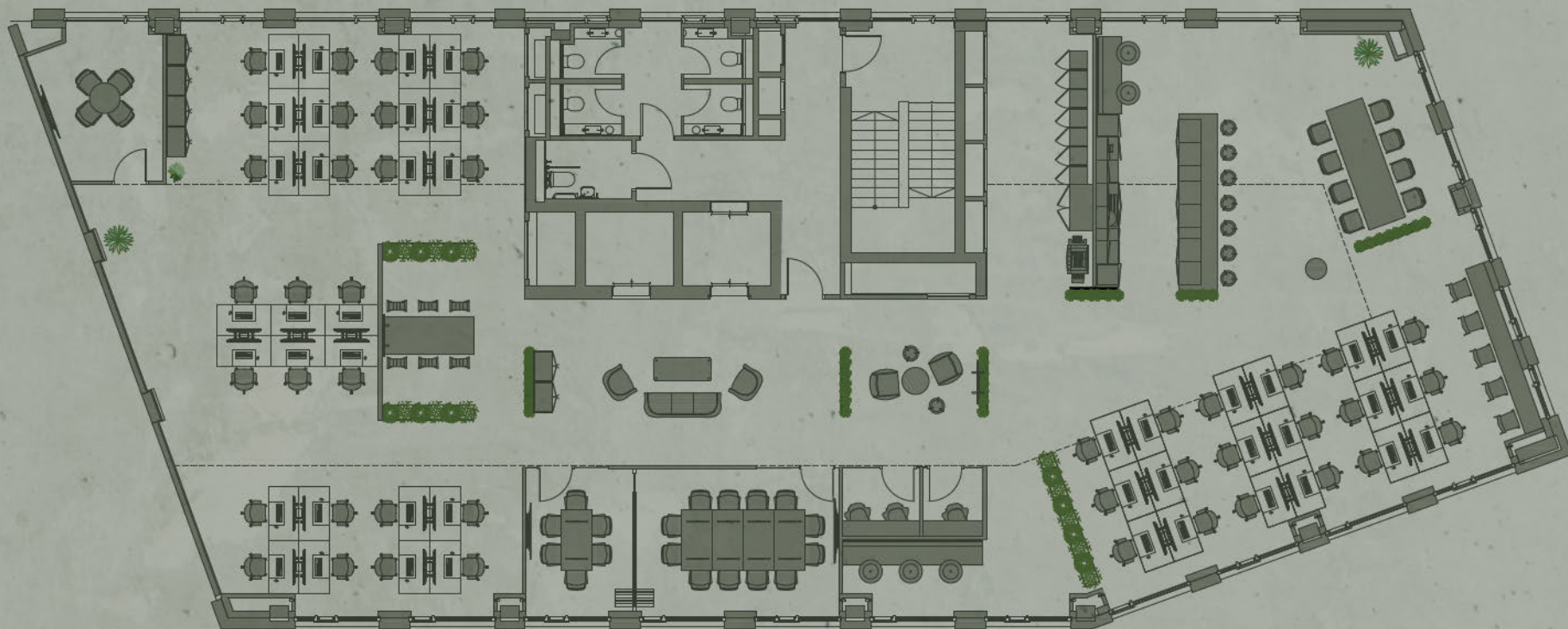
GROUND FLOOR





# 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.**



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# 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

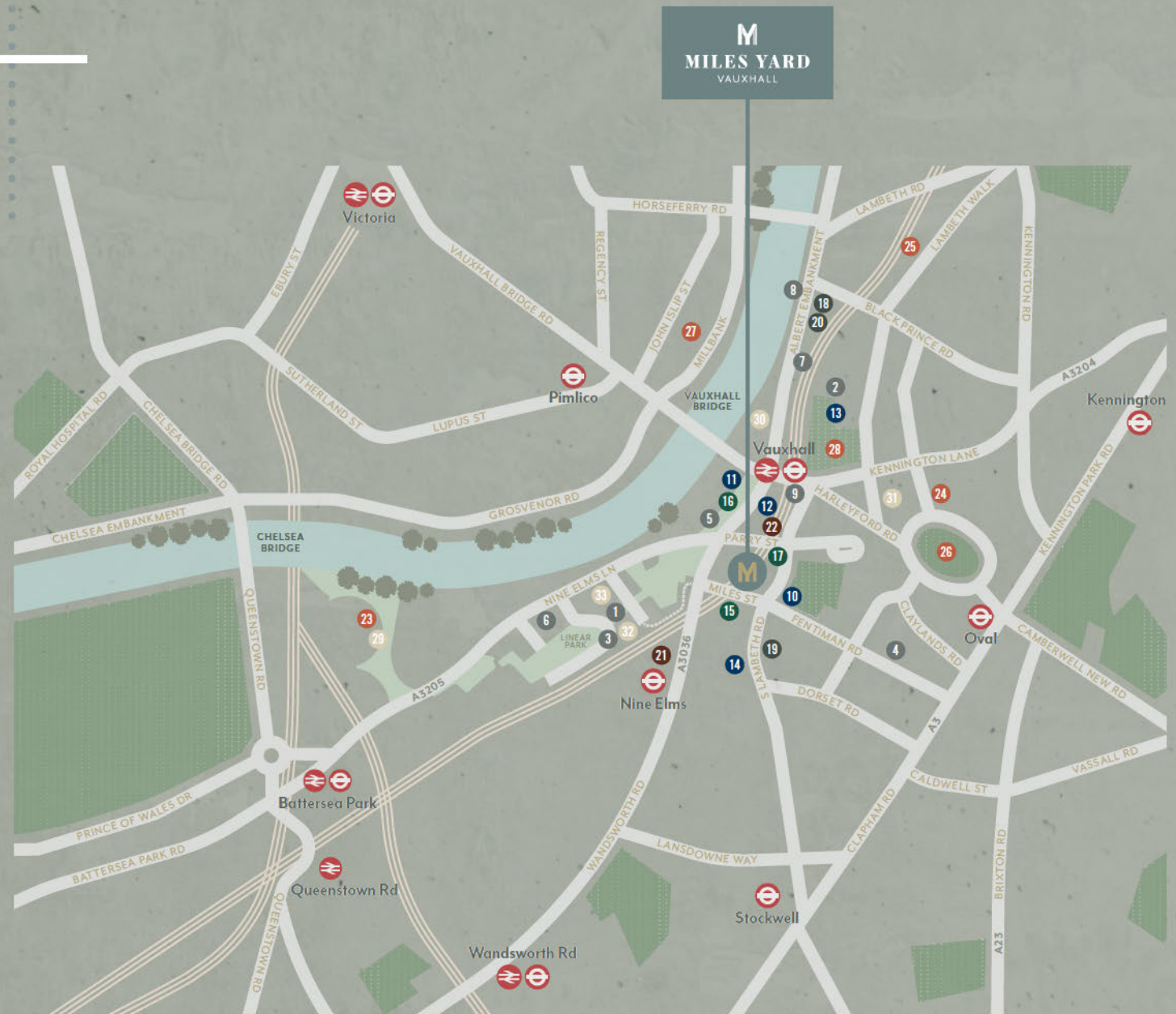
21. Sainsbury's
22. Waitrose

## 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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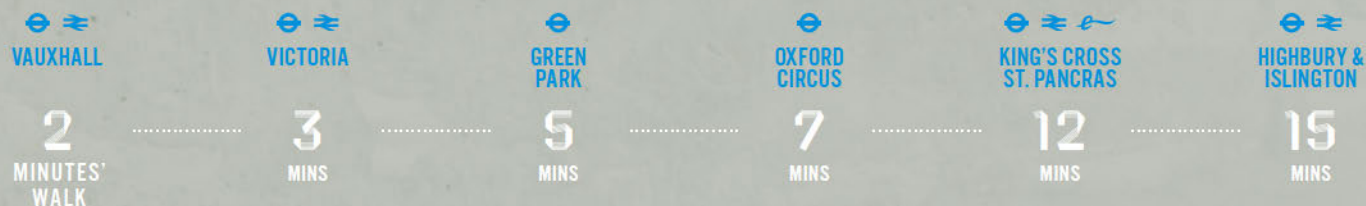




# WITHIN EASY REACH.

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



## 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.



## FOR ENQUIRIES



**JOHN CLEGG**  
07717 665 594  
johnclegg@downing.com

**KATE CARR**  
07825 855 196  
katecarr@downing.com



**ANGUS TULLBERG**  
07976 256 487  
angus.tullberg@savills.com

**CATHERINE OWEN**  
07977 172 821  
catherine.owen@savills.com



**MARK FISHER**  
07899 895 710  
markf@usp.london

**SIMON SMITH**  
07736 880 316  
simon@usp.london

## DEVELOPMENT TEAM

DEVELOPED, OWNED  
AND MANAGED BY



ARCHITECTS **tp bennett**

**milesyard.london**

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