

# Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
22nd Floor	Available	9,361	POA
21st Floor	Available	9,671	POA
20th Floor	Available	9,551	POA
19th Floor	Available	9,860	POA
TOTAL		38,443	

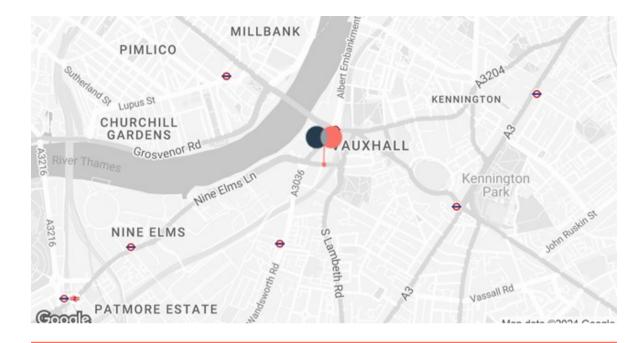
## **Amenities**

New Build	Stunning views over central London	
Windows on all elevations	Floor to ceiling glazing	
Private entrance and lift core	3 x high speed lifts	
High Speed Passenger Lifts	Very efficient floor plates	
WCs on Each Floor	Showers	
Cycle Storage		









### **Description**

DAMAC Tower is a new 170 metre tall London landmark, located adjacent to Vauxhall station and at the gateway to Nine Elms.

The Sky Pavilion at DAMAC Tower comprises Levels 19 - 22 with their own dedicated lift core and private entrance. These office floors appear to float in the sky and offer breathtaking panoramic views across the capital.

Vauxhall Station is 1 minute walk away and provide Mainline and Underground services. Waterloo (1 stop - 3 mins) and the South Western Railway network as well The Pavilion is located in Vauxhall, moments walk from Southwestern Rail services to Waterloo and selected regional destinations and Victoria Line underground services. Its proximity to Vauxhall bridge means Westminster, Victoria and Pimlico are only a short walk away.

#### **Further Information**

New lease(s) available direct from the landlord.

Rent Service Charge

Rent on application TBC

Rates

**TBC** 

Rupert Cowling Guy Bowring

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#### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 17/06/2024

