

USP.

The Sky Pavilion at
DAMAC Tower, 71
Bondway, London, SW8
1SF

**NEW BUILD OFFICE SPACE
AVAILABLE ACROSS THE
19TH - 22ND FLOORS**

9,361 - 38,443 SQ FT

usp.london

020 3757 7777



Accommodation

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.

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Further Information

New lease(s) available direct from the landlord.

Rent	Service Charge
Rent on application	TBC

Rates
TBC

Rupert Cowling	Guy Bowring
USP London	USP London
07736 880317	07831 185728
rupert@usp.london	guy@usp.london

Scott Fisher	Tracy Collins
USP London	Montagu Evans
07890 572225	020 7866 8627
scott@usp.london	Tracy.collins@montagu-evan...

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

