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

## 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

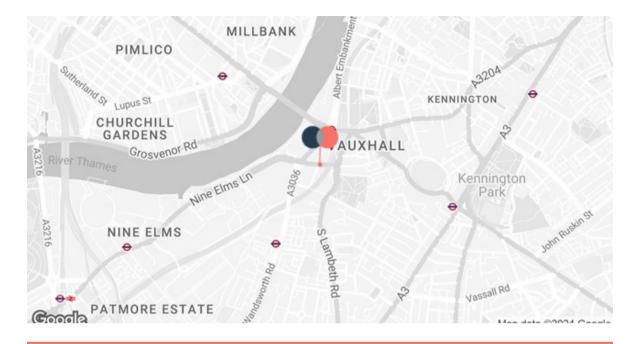
New Build	Stunning views over central London	
Windows on all elevations	Floor to ceiling glazing	
Private entrance and lift core	3 x high speed lifts	
High Speed Passenger Lifts	Very efficient floor plates	
WCs on Each Floor	Showers	
Cycle Storage		





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## **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 private entrance and lift core. 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 provides Mainline and Underground services. Via Underground (Victoria line) it is 3 mins to Victoria, 5 mins to Green Park and 7 mins to Oxford Circus. Via the mainline Waterloo is 1 stop and 3 mins from Vauxhall, and lines serve South West London and beyond.

## **Further Information** New lease(s) available direct from the landlord. Service Charge Rent on application TBC TRC **Rupert Cowling Guy Bowring USP** London **USP** London 07736 880317 07831185728 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 26/06/2024

