

# USP.

66 South Lambeth Road,  
London, SW8 1RL

**OFFICES TO RENT**  
**5,000 - 21,740 SQ FT**

usp.london  
020 3757 7777



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground	Available	5,386	£45.00
First	Available	5,449	£45.00
Second	Available	5,449	£45.00
Third	Available	5,456	£45.00
<b>TOTAL</b>		<b>21,740</b>	

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## Amenities

Raised floors

Kitchen facilities

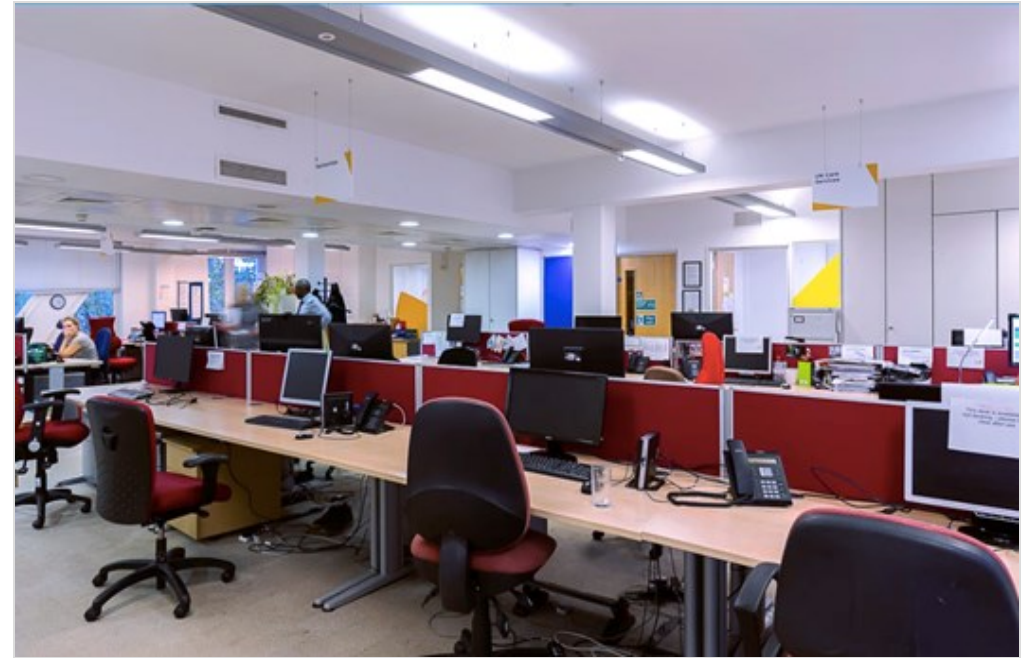
Parking spaces (40)

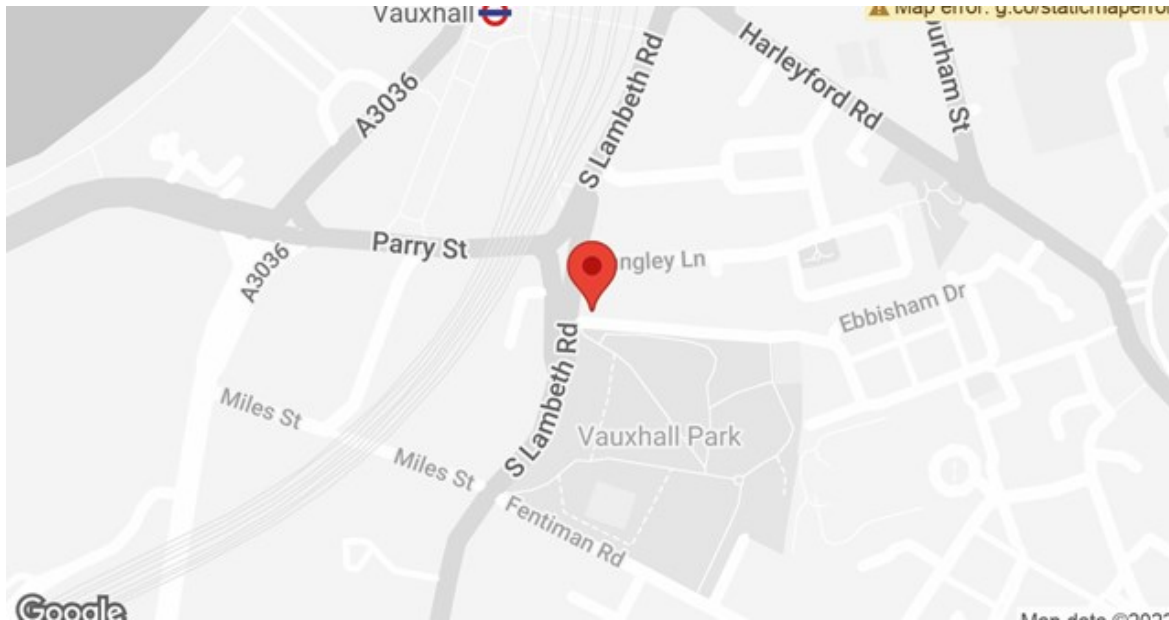
Close to transport facilities

Passenger lift

Showers

Great natural light





## Description

Offices to let close to Vauxhall Station

The offices provide four floors of air conditioned office space which can be taken as a single building, or floor-by-floor. The space will be fully refurbished with new mechanical and electrical plant. The building benefits from an impressive atrium and reception area, plus excellent ceiling heights throughout, as well as plentiful parking.

Excellent transport connections are provided via Vauxhall Station (Mainline and Victoria Line) providing easy and direct links into Central London. The area is similarly well connected to local bus routes. Vauxhall Bridge provides access north of the River Thames, through to Victoria and the West End.

Vauxhall Park is directly opposite the property and provides great views from the upper floors. The park also has sporting and cafe facilities in a very pleasant environment.

Vauxhall has a wide range of local lunch and coffee spots and all the amenities of Embassy Gardens are close by, which provides various new bars and restaurants.

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## Further Information

On flexible terms from five years

Rent  
£45psf

Service Charge  
Estimated at £12 psf

Rates  
TBC

EPC  
TBC

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USP London  
07899 895710  
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Max Humphreys  
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