

# USP.

68-70 South Lambeth  
Road  
London SW8 1RL

**Fully Refurbished and Fitted  
Office Suite - To Let**

**1,236 SQ FT**

usp.london

020 3757 7777

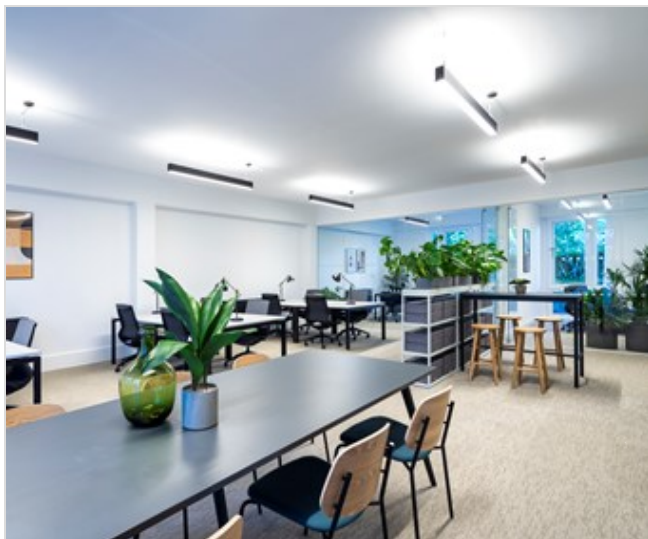


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## Description

The accommodation available is fully fitted and fully furnished and benefits from a meeting room, kitchen area and breakout space.

The building also provides car parking (separate arrangement), cycle racks, showers and sits opposite the newly landscaped Vauxhall Park. Broadband is pre-installed and available.



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## Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Ground Floor East	Available	1,236		£47.50	Fully Fitted
<b>TOTAL</b>		<b>1,236</b>			

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## Amenities

Fully Fitted

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New Air conditioning

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Cycle storage

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Raised floors

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Excellent natural light

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Superb floor to ceiling heights

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Meeting Room

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Showers

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Kitchenette

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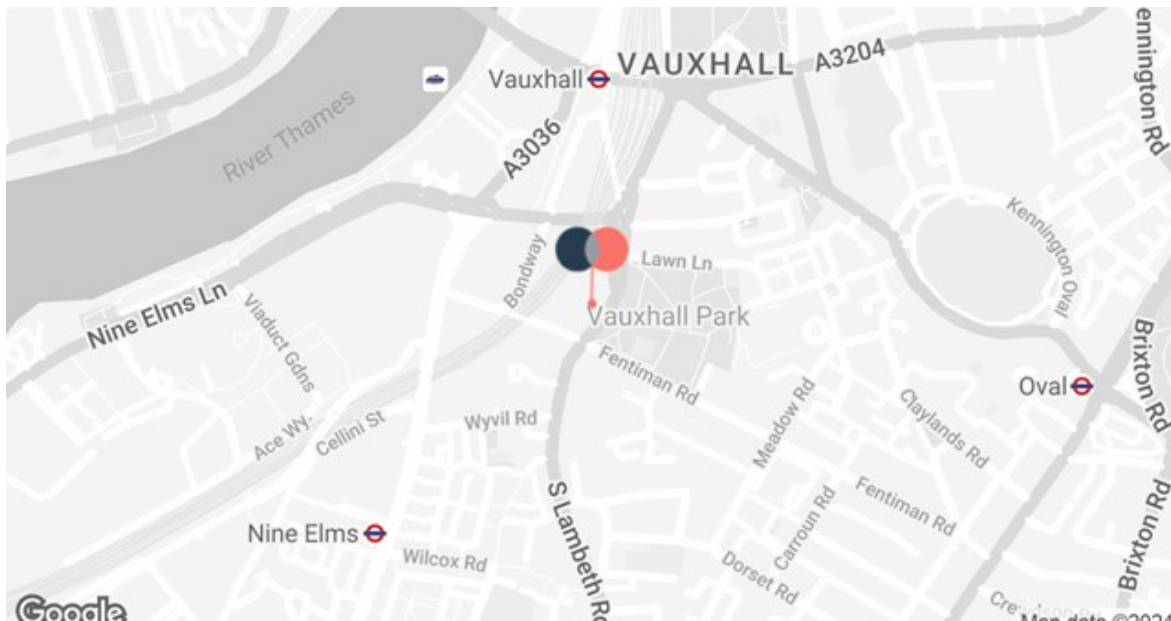
Car parking (by separate arrangement)

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Access control system

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## Location

The property is less than a 5 minute walk from Vauxhall Overground and Underground station and a 6 minute walk from the new Nine Elms Lane Underground station on the Northern Line extension.

There are a wide range of local amenities including the new Market Place Vauxhall, Waitrose, Sainsbury's, Tesco Metro, Nando's, Pret a Manger, Gail's, Starbucks and a number of independent pubs, cafes and restaurants.

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## Further Information

Available by way of a new lease for a term by arrangement.

Rent	Service Charge
£47.50	£9.10psf

Rates	EPC
£16.00 psf	B

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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.

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