

SIXTY
SIX

South Lambeth Road
Vauxhall - SW8

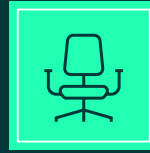


Reception CGI

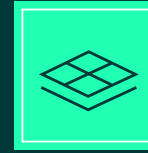
MAKE A FRESH START

66 South Lambeth Road is undergoing a comprehensive refurbishment to provide flexible office accommodation in a vibrant location.

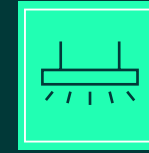
The building comprises 5,386 - 21,740 sq ft of refurbished Cat A office space across four floors, with views across Vauxhall Park. It features a newly refurbished reception and end-of-trip facilities, making for an impressive welcome and seamless commute.



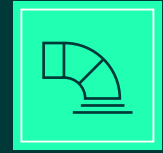
Newly refurbished
Cat A workspace



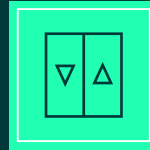
Raised
floors



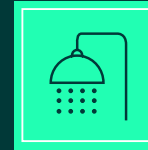
New LED
lighting



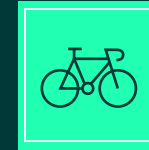
Exposed
services



New passenger
lift



New end of trip
facilities



Car parking &
bike storage



Immediately opposite
Vauxhall Park



Indicative Fit-out CGI

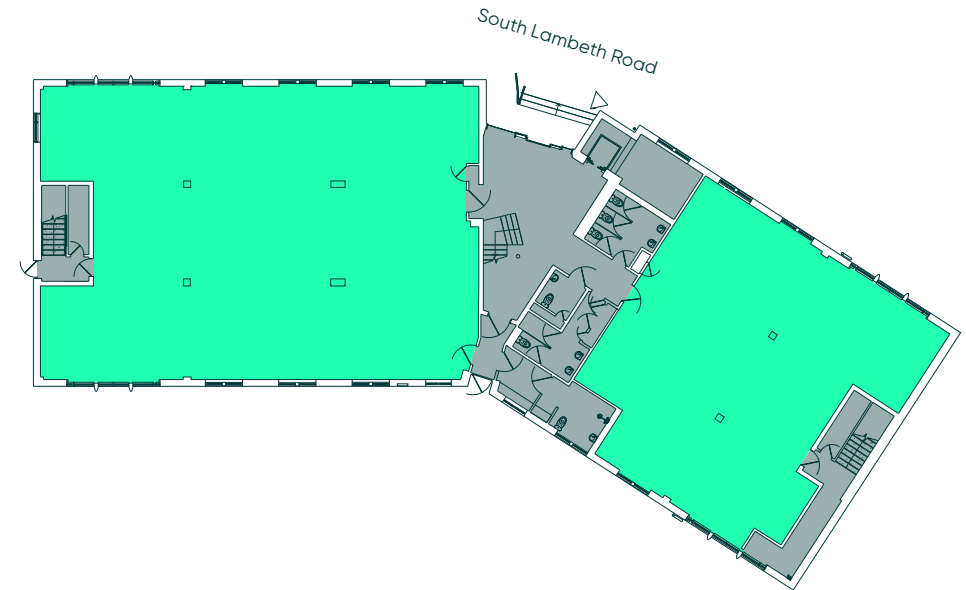
TAKE A CLOSER LOOK

The floors are finished to a Cat A standard with attractive exposed services and excellent natural light. They provide a flexible floorplate suitable for a variety of fit-out configurations.

Floor	Condition	Sq ft	Sq m
Third	Cat A	5,456	506.9
Second	Cat A	5,449	506.2
First	Cat A	5,449	506.2
Ground	Cat A	5,386	500.4
Total	Total	21,740	2,019.7

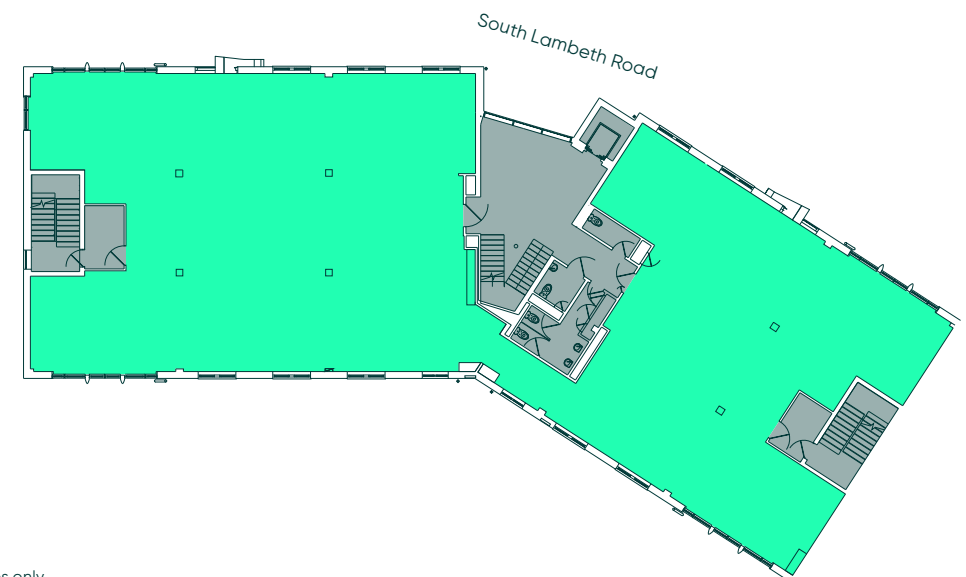
Ground Floor Plan

5,386 sq ft (500.4 sq m)



Second Floor Plan

5,449 sq ft (506.2 sq m)



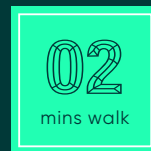
Plans not to scale,
for indicative purposes only.

A VIBRANT LOCATION

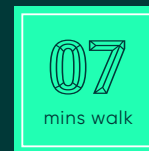
Vauxhall is one of the most exciting districts in London, with plenty of cool bars and restaurants along the river, around the station and in the parks. Embassy Gardens has also introduced some superb new amenities and of course Battersea Power Station is just minutes away on foot or one stop on the new Northern Line extension.



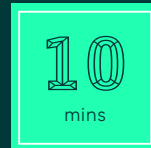
Connections



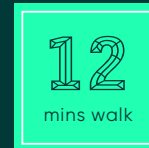
Vauxhall



Nine Elms



Battersea Power Station



Pimlico

Terms

Upon application.

Viewings

Strictly through sole letting agents:

Mark Fisher
 07899 895 710
 markf@usp.london

Max Humphreys
 07718 484 284
 max@usp.london

USP.

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