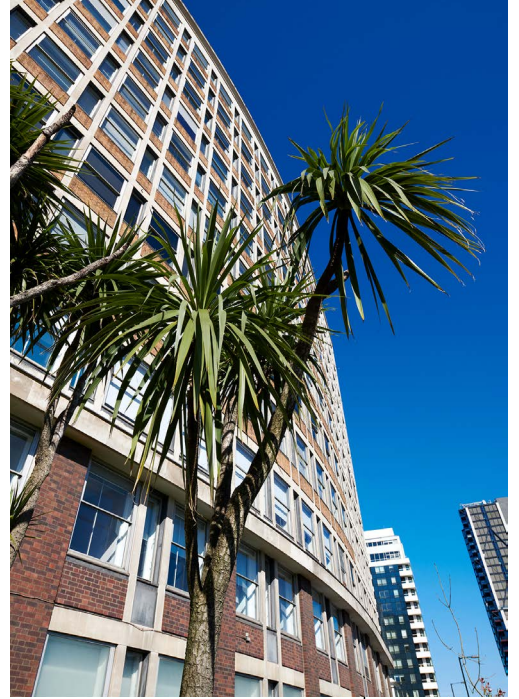


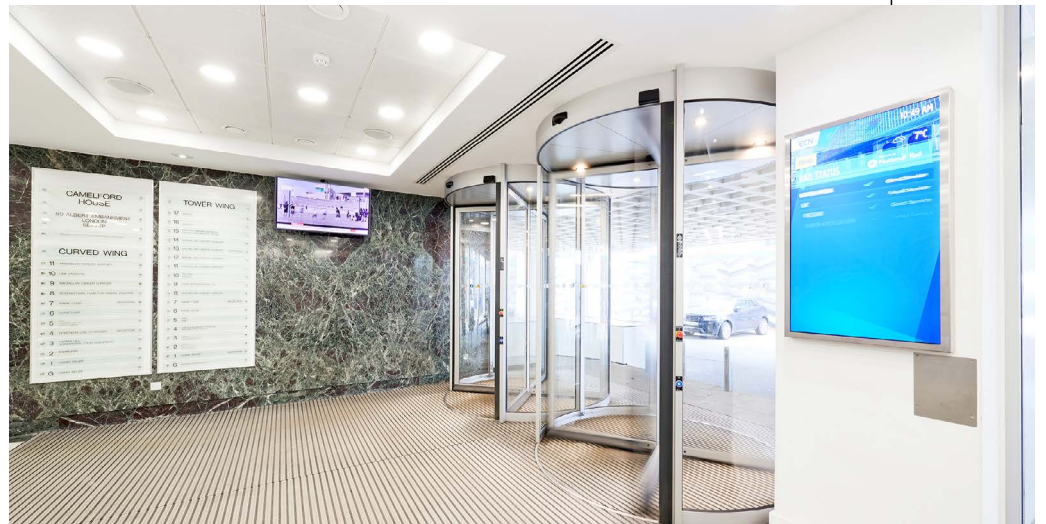
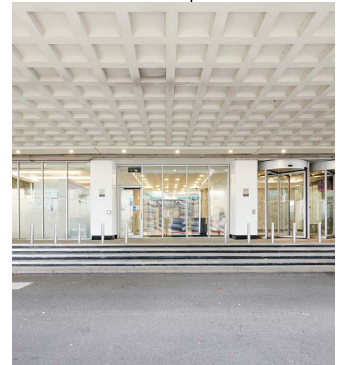
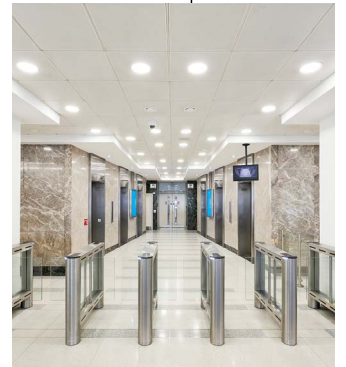
Camelford House

Albert Embankment | Vauxhall | London

23,746 SQ FT



Camelford House





Camelford House

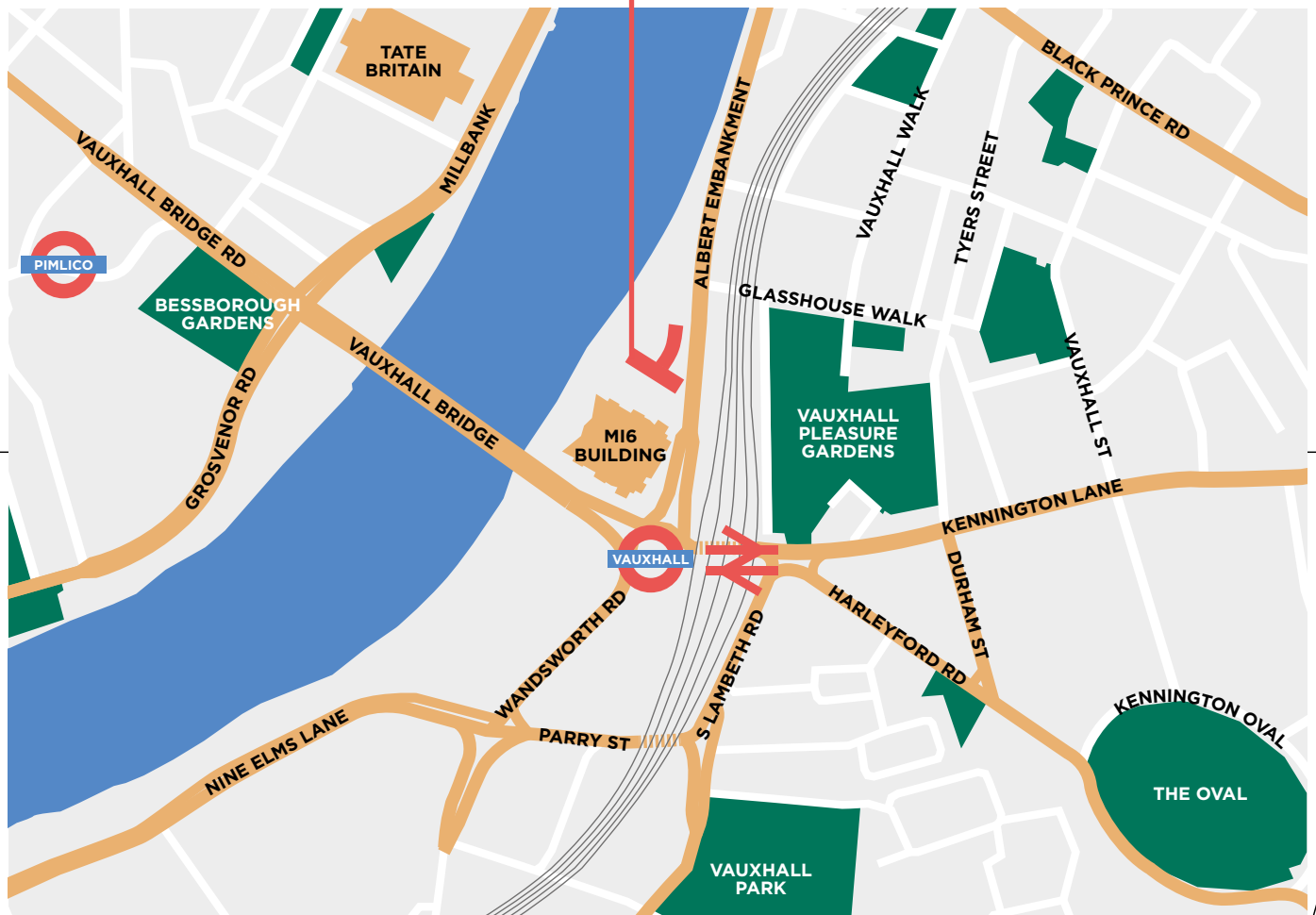
Camelford House is an impressive building arranged over 17 floors in a unrivalled location on The Thames Embankment, adjacent to the MI6 building and moments from Vauxhall Bridge and Vauxhall station.

There is a total of 23,746 sq ft available in a range of suites from 709 sq ft up 7,017 sq ft. There is a ground floor Café, concierge service, 24 hour security and on-site car parking. The building enjoys spectacular, uninterrupted views of the Thames, South London and Central London to St. James Park and beyond to Green Park.

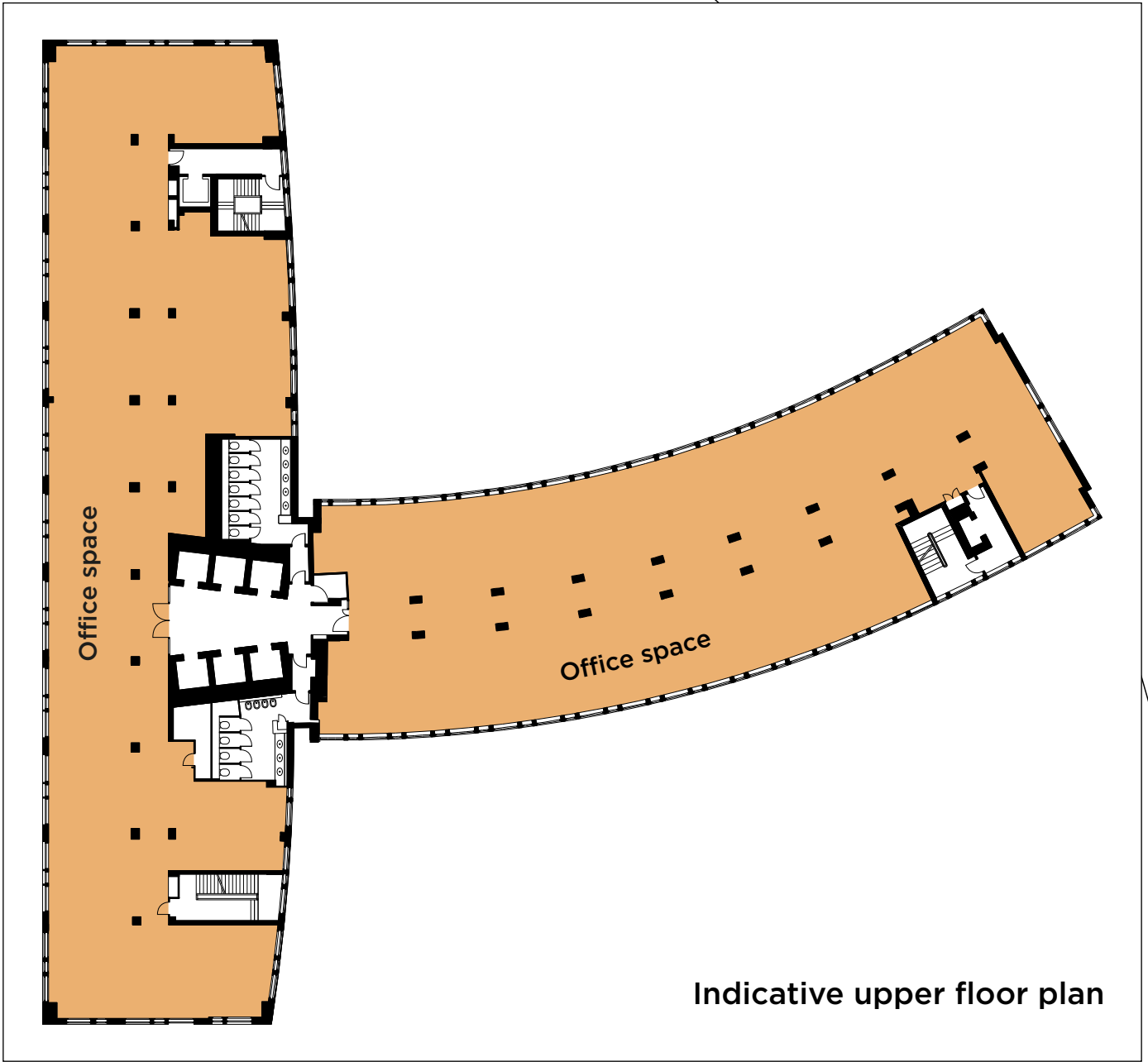
Vauxhall and its immediate surrounding area has seen a huge surge in development over the last few years, flagship developments include Battersea Power Station, One Embassy Gardens at Nine Elms and St. Georges Wharf.

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Camelford House



Offices available from
709 - 7,017 SQ FT

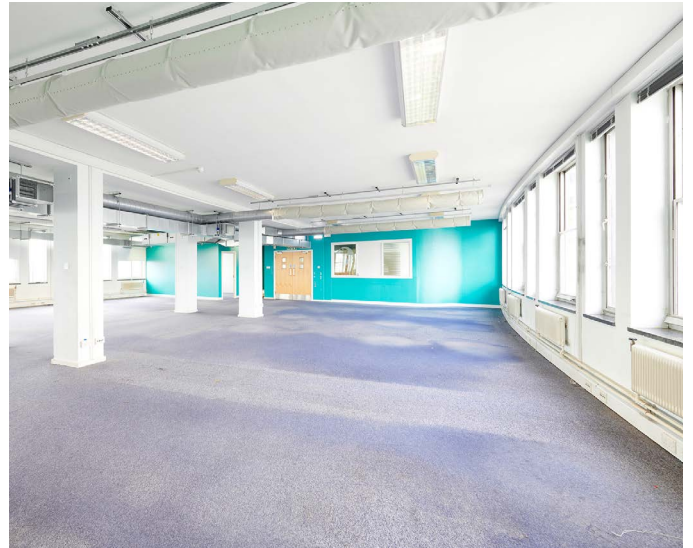


Specification

- Flexible leases available
- Excellent views and natural light
- Secure parking available
- Bicycle racks
- 2 minute walk to Vauxhall Station
- 24 hour manned reception
- On site café
- Shower & changing facilities
- Ceiling mounted air conditioning (some units)
- 6 lift cars
- Male & female WCs
- EPC - D84

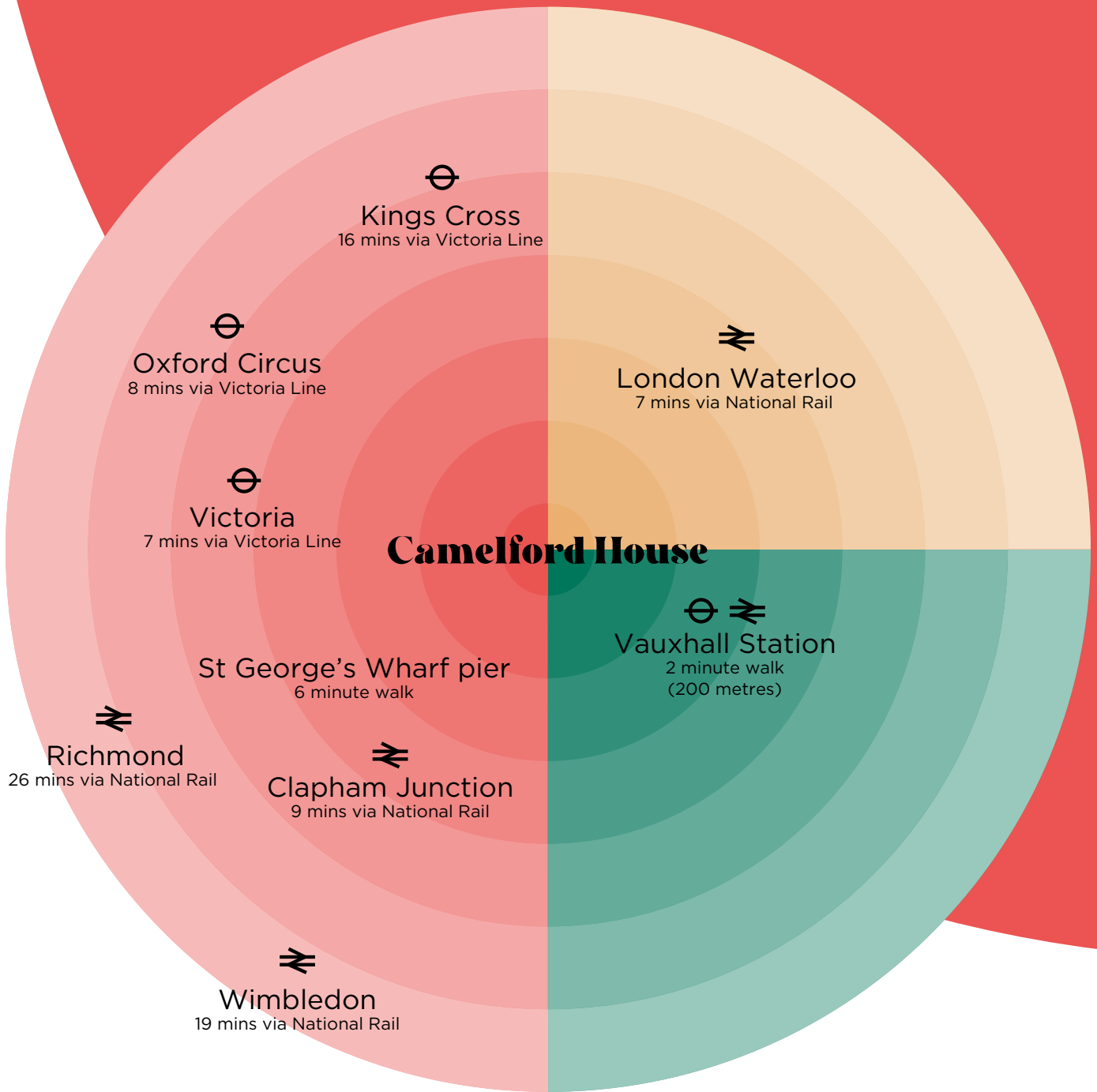
| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| 10th Floor | 6,958 | 646 |
| 8th Floor | 7,017 | 651 |
| 3rd Floor | 1,513 | 141 |
| 3rd Floor | 1,310 | 122 |
| Ground Floor | 709 | 66 |
| Ground Floor | 6,239 | 580 |
| TOTAL | 23,746 | 2,206 |

The areas are approximate and measured on a NIA basis





Camelford House



Location

Positioned just on the edge of Zone 1 Camelford House benefits from great connectivity. The property is 200 metres walk to Vauxhall National Rail and Underground station. There are direct rail services to London Waterloo, Clapham Junction, Wimbledon and Richmond. Vauxhall Station is on the Victoria Line which provides connections to Victoria, Oxford Circus and Kings Cross. St George's Wharf pier is in close proximity for London river services and Vauxhall bus terminus is located at the Rail Station.



Tube Times

| | Mins |
|------------------|------|
| Oxford Circus | 8 |
| Bond Street | 12 |
| King's Cross | 16 |
| Canary Wharf | 27 |
| Liverpool Street | 23 |
| Heathrow Airport | 44 |

Source: google.com



Train Times

| | Mins |
|-----------------|------|
| London Waterloo | 7 |
| Windsor & Eton | 46 |
| Woking | 50 |
| Reading | 86 |
| Bristol | 143 |
| Weymouth | 180 |

Source: google.com



Camelford House

Albert Embankment | Vauxhall | London

Amenities

The Vauxhall & Nine Elms area is undergoing a spectacular regeneration and is fast becoming a new riverside destination for London.

One Embassy Garden's at Nine Elms is now the centre of the new mixed use regeneration site. It provides an array of residential, retail and office accommodation, most notably occupied by the US Embassy.

Current redevelopment of the railway arches will provide new retail and leisure space, restaurants, bars, shops and cultural spots, as well as, new footpaths and cycle ways. The area boasts beautiful green spaces, these include Vauxhall Pleasure Gardens, Pedlar's Park and Vauxhall Park, which link to Nine Elms linear park and Battersea Park beyond.

Vauxhall's vibrancy includes a variety of corporate activities to participate in. The iconic Oval cricket ground is within walking distance, offering regular county and International test matches. The listed Georgian building of Lassco Brunswick House is an historical architectural reclamation centre, which features an events space, restaurant and bar. However, if you fancy something really unusual, you could visit 'Whistle Punks' where you can compete in axe throwing.



[camelfordhouse.com](https://www.camelfordhouse.com)

savills

Andrew Willcock
020 7409 8866
awillcock@savills.com

Sarah Thorley
020 7409 8997
sarah.thorley@savills.com

Max Kemplen
020 7409 8976
mkemplen@savills.com



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