

**31-33**  
**BONDWAY**  
**VAUXHALL**  
**SW8**



**FLEXIBLE WORKSPACE  
SUITABLE FOR A RANGE  
OF OCCUPIERS**

**3,428 SQ FT NEWLY  
REFURBISHED  
SELF-CONTAINED  
OFFICE AVAILABLE AS  
A WHOLE OR BY FLOORS.**

**SPECIFICATION**



Newly refurbished



Comfort cooling



Perimeter trunking



LED lighting



Kitchen/Break out area



WC & shower facilities



Bike spaces

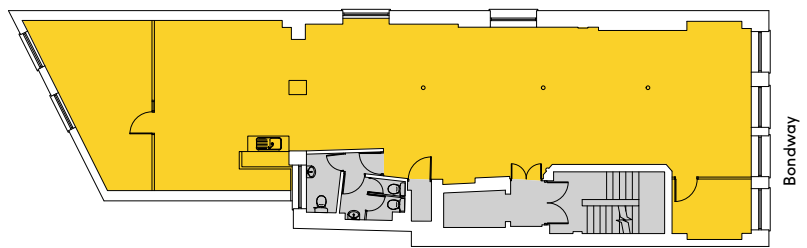


Entry phone

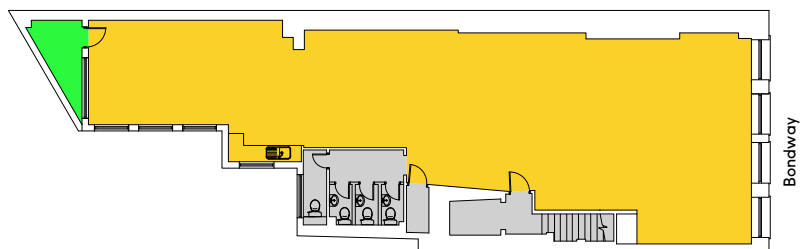
**ACCOMMODATION**

Floor	Condition	Sq Ft	Sq M
2nd	Newly refurbished	1,760	163.5
3rd	Newly refurbished	1,668	155.0
<b>Total</b>		<b>3,428</b>	<b>318.5</b>

**2ND FLOOR**



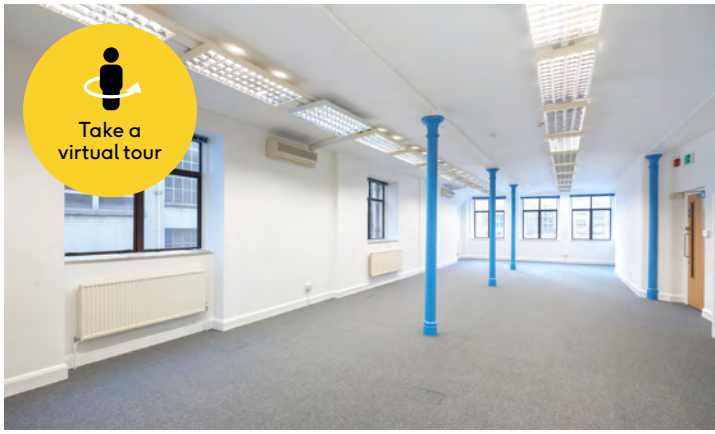
**3RD FLOOR**



● Office ● Balcony ● Core

Plan not to scale, for indicative purposes only.





## A DYNAMIC LOCATION

Vauxhall is an exciting riverbank district of London with a rapidly developing mix of commercial, leisure and residential occupiers. With numerous bars, restaurants and coffee shops, on the banks of the Thames, with green spaces at The Pleasure Gardens and Vauxhall Park and excellent access to the transport network.

The property is minutes walk from the Vauxhall transport hub with Overland, Underground and numerous bus services providing easy access across central London.



### TERMS

Upon application.

### VIEWINGS

Strictly through sole letting agents.

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