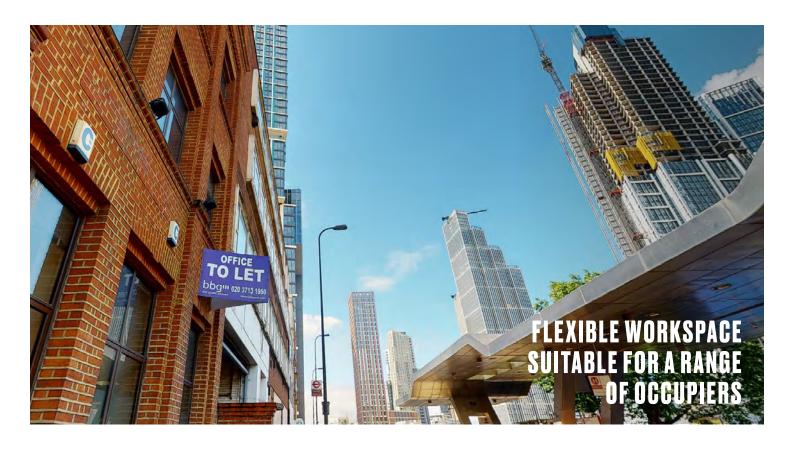
1,668 - 3,428 SQ FT OFFICES TO LET

31-33



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

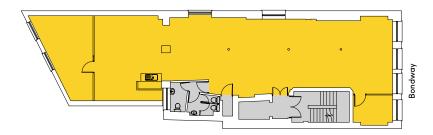
SPECIFICATION



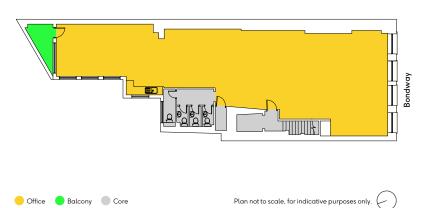
ACCOMMODATION

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

2ND FLOOR



3RD FLOOR











A DYNAMIC LOCATION

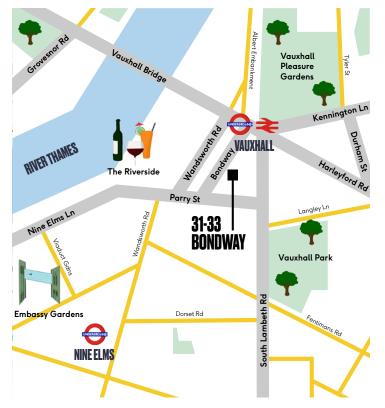
Vauxhall is an exciting riverbank district of London with a rapidly developing mix of commercial, leisure and residential occupiers. With numerous bars, restaurants and coffee shops, on the banks of the Thames, with green spaces at The Pleasure Gardens and Vauxhall Park and excellent access to the transport 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. Ben Hodder 07880 242 178 ben.hodder@bbgreal.com

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Tom B 07795 070 676 tom.boggis@bbgreal.com

bam real estate advisers 020 3713 1950 www.bbgreal.com

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk. May 2023.