



**31-33 Bondway**

London, SW8 1SJ

**£25 PSF NEWLY  
REFURBISHED OFFICE  
SPACE NEXT TO  
VAUXHALL STATION WITH  
A TERRACE**

**1,668 to 3,428 sq ft**  
(154.96 to 318.47 sq m)

# 31-33 Bondway, London, SW8 1SJ

## Summary

|                       |                             |
|-----------------------|-----------------------------|
| <b>Available Size</b> | 1,668 to 3,428 sq ft        |
| <b>Rent</b>           | £25 per sq ft               |
| <b>Rates Payable</b>  | £9.58 per sq ft<br>Estimate |
| <b>Service Charge</b> | £5.50 per sq ft             |
| <b>EPC Rating</b>     | Upon enquiry                |

## Description

The accommodation comprises c. 3,500 sq ft of offices arranged over the 2nd and 3rd floors. Both floor offices have been refurbished with the 3rd floor inclusive of it's own terrace.

The property occupies a prominent position on Bondway, directly next to Vauxhall Station.

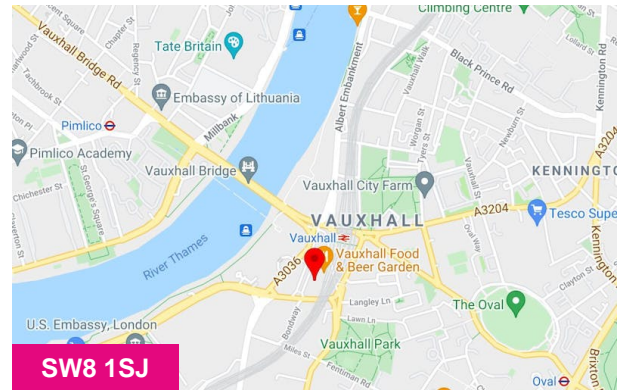
## Location

Excellent location with access to the rest of London via Vauxhall Station (Victoria Line) with Pimlico Station (Victoria Line) and Oval Station (Northern Line) just a short walk away.

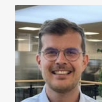
## Accommodation

The accommodation comprises of the following

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| 3rd - With Terrace | 1,668        | 154.96        | Available    |
| 2nd                | 1,760        | 163.51        | Available    |
| 1st                | 1,780        | 165.37        | Let          |
| Ground             | 1,800        | 167.23        | Let          |
| <b>Total</b>       | <b>7,008</b> | <b>651.07</b> |              |



## Viewing & Further Information



**Fred Pope**

07886170666

fred.pope@bbgreal.com



**Fergus Findlay**

07796510205

Fergus.findlay@bbgreal.com