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80 South Lambeth Road

Vauxhall SW8 1QU

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A modern, open-plan office and leisure complex. The space features a mix of workstations with computers and ergonomic chairs, a lounge area with sofas and armchairs, and a dining area with tables and chairs. The architecture is characterized by large, textured concrete pillars with green-painted upper sections. The ceiling is high with exposed ductwork and modern lighting fixtures. Large windows provide natural light and views of the outdoors. People are seen working at desks, sitting on the sofa, and dining at tables, creating a vibrant and collaborative atmosphere.

A new creative workspace and leisure complex sat at the epicentre of London's most exciting new neighbourhood.



CAT A Design

Striking designs by studio RHE



Occupancy Density

1 Person per 8 sqm



Floor to Ceiling Heights

Voluminous spaces with 3.3m to 4.6m ceiling heights



Mixed-use Campus

100,000 sqft of commercial space with up to 20,000 sqft of F&B offering



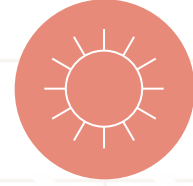
Office Floor Space

Up to 27,000 sqft of light filled offices



Transport

Excellent transport connection from Vauxhall and Nine Elms stations.



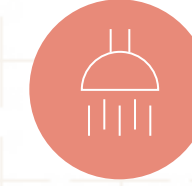
Outdoor Space

Centred around a public 1-acre landscaped garden with artwork from Tom Price



Sustainability

BREEAM 'Very Good' and EPC B



Amenities + Wellness

5 showers, 42 lockers and 82 secured bicycle spaces

Storybox

Your story is about big ideas. Ours also.

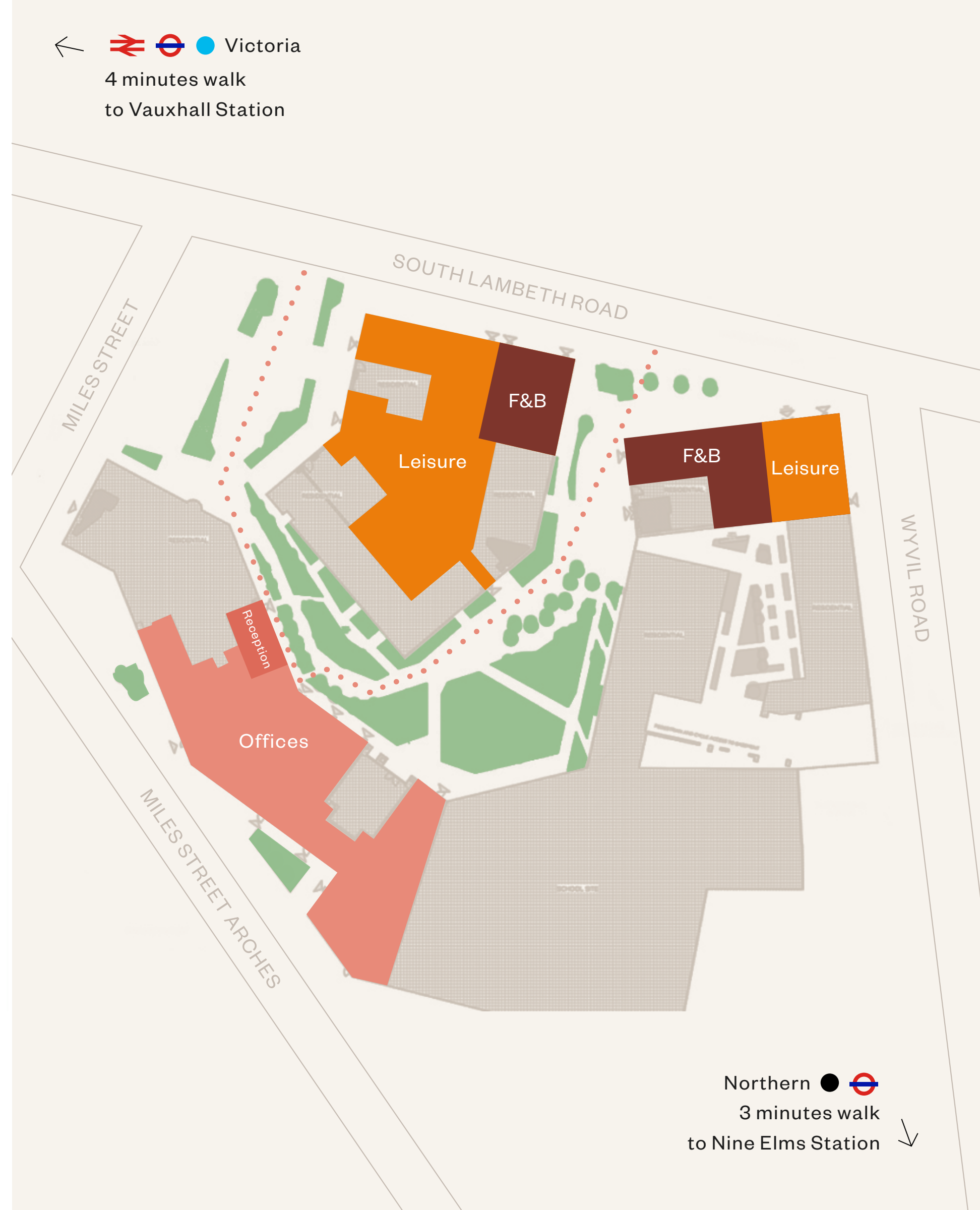
Storybox is a new creative workspace and leisure complex sat at the epicentre of the exciting Vauxhall and Nine Elms regeneration district.

This new hub provides a range of unique workspace environments for innovative businesses seeking design-led, inspiring spaces. The self-contained workspaces offer 27,000 sqft spread over the lower ground, ground and first floor with ceiling heights from 3.3m to 4.6m.

The striking interiors were meticulously designed by London-based Studio RHE. The palette of materials was carefully selected to offer a beautiful and light environment to promote the wellbeing of the occupiers.

The offices overlook the 1-acre public landscaped garden with artworks from renowned London artist Tom Price.

SBX 4



View of the entrance
to the reception area



View of the guest arrival
area within reception



View of the dedicated reception area with the ground floor office in the background

+
STOR
YBOX
+

View of the ground floor office

4.5 meters

3.6 meters

SBX 8



View of the first
floor office

3.3 meters

SBX 9



Indicative view of lower ground fitted out as office



4.6 meters

STAIRS
→

View of the
changing room



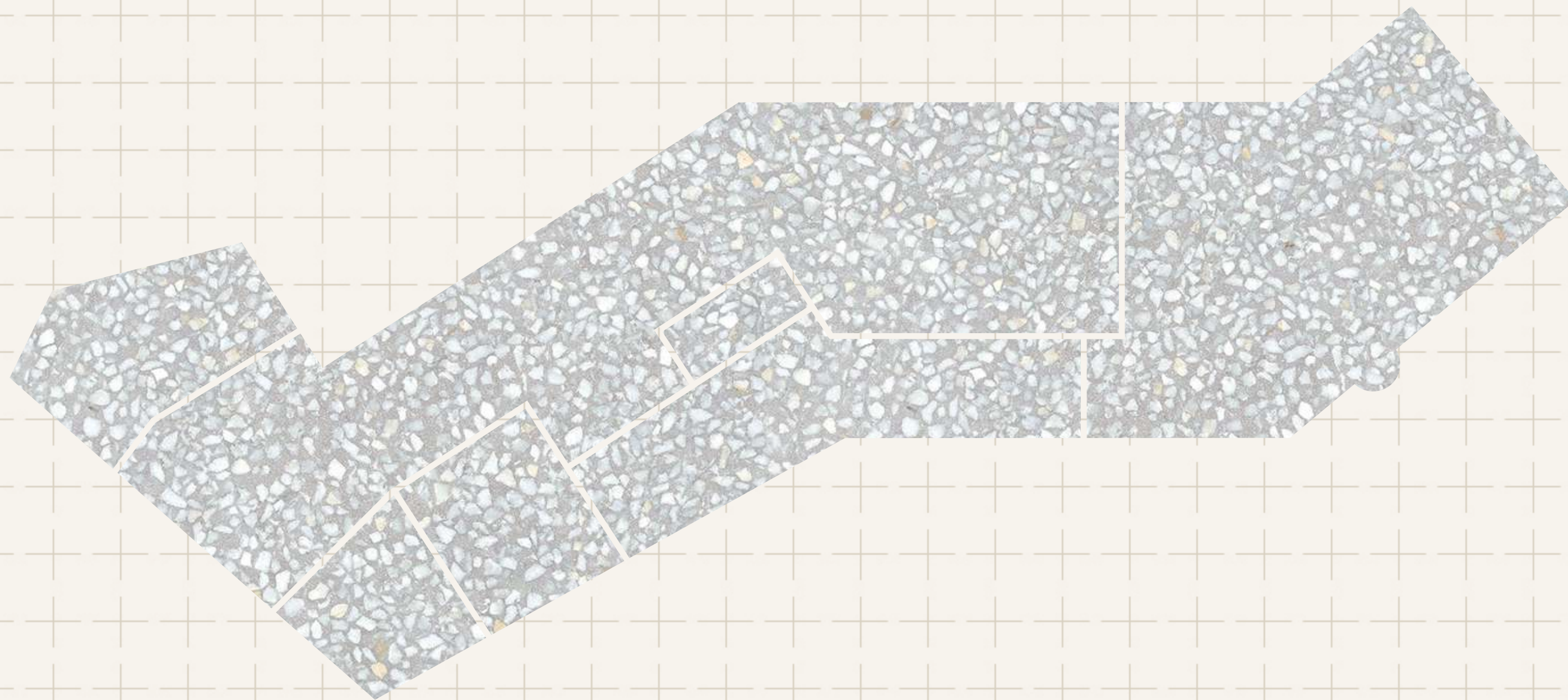
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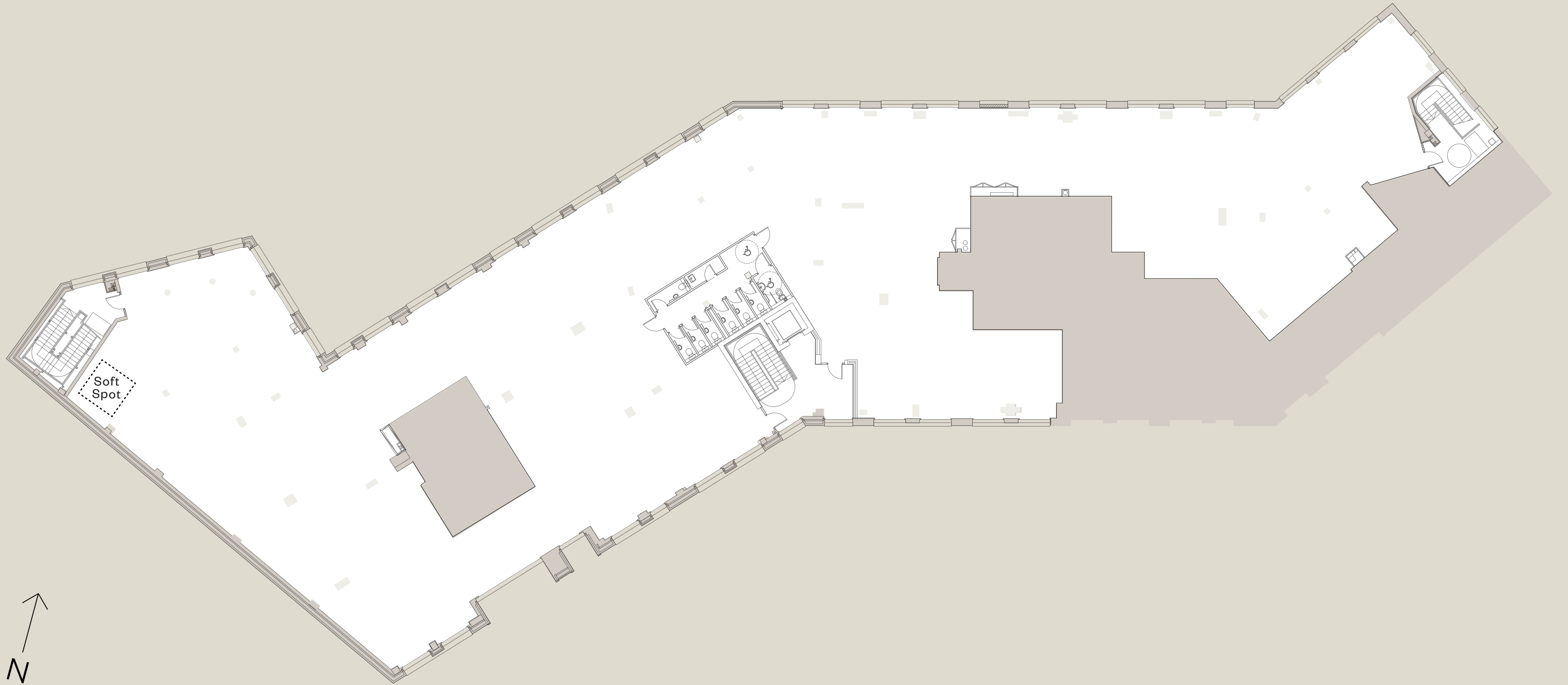
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Schedule of Areas

Level	SQFT	SQM	Ceiling Height (m)
First Floor	13,552	1,259	3.3
Ground Floor	9,225	857	3.6 - 4.5
Ground Floor - Reception	678	63	2.9
Lower Ground Floor	4,306	400	4.6
Total	27,761	2,579	

First Floor



First Floor

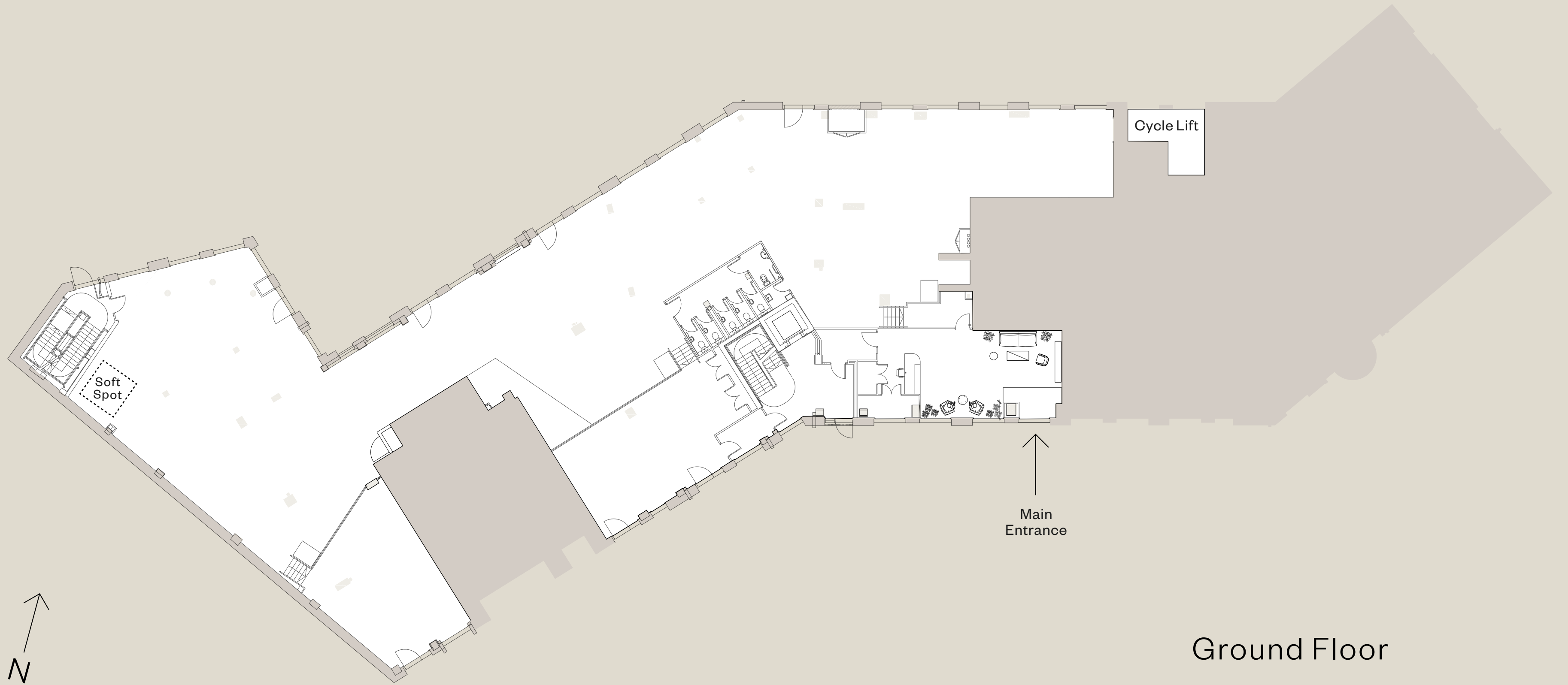
13,552 sqft

Net internal area

3.3 m

Ceiling height

Ground Floor



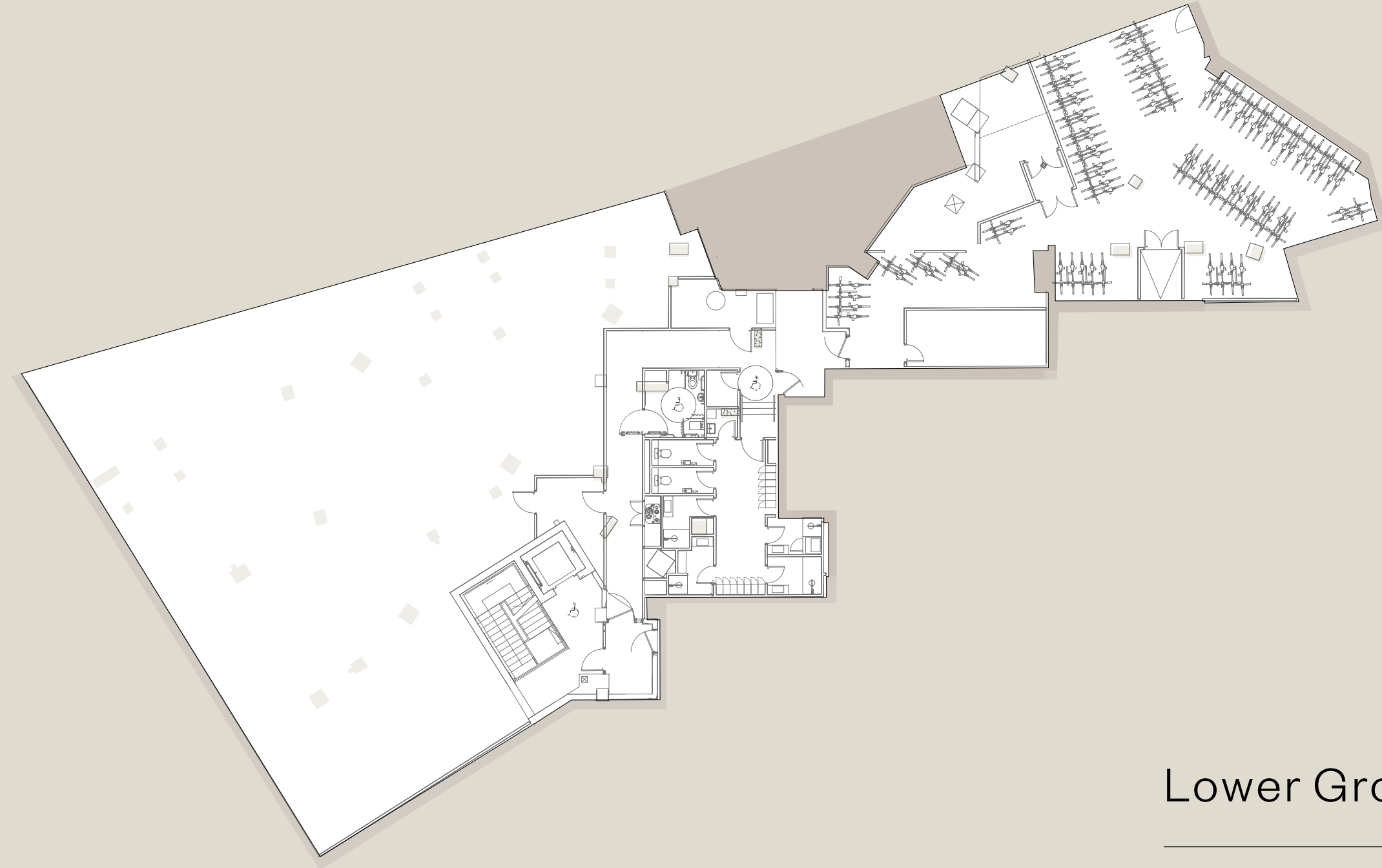
Ground Floor

9,225 sqft Net internal area

678 sqft Reception area

3.6 m to 4.5 m Ceiling height

Lower Ground Floor



Lower Ground Floor

4,306 sqft Net internal area

4.6 m Ceiling height

82 Cycle spaces

42 Lockers

5 Showers (including one accessible)

1 Drying room

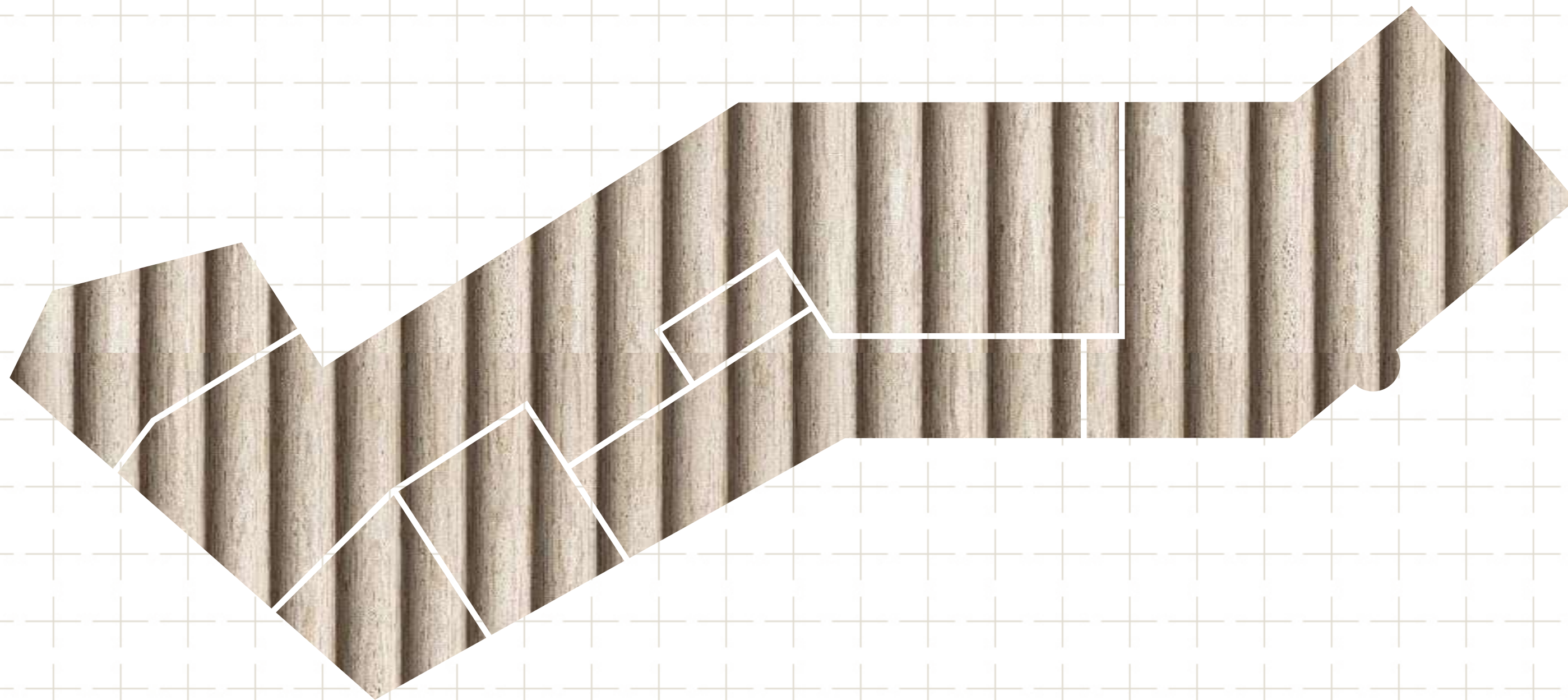
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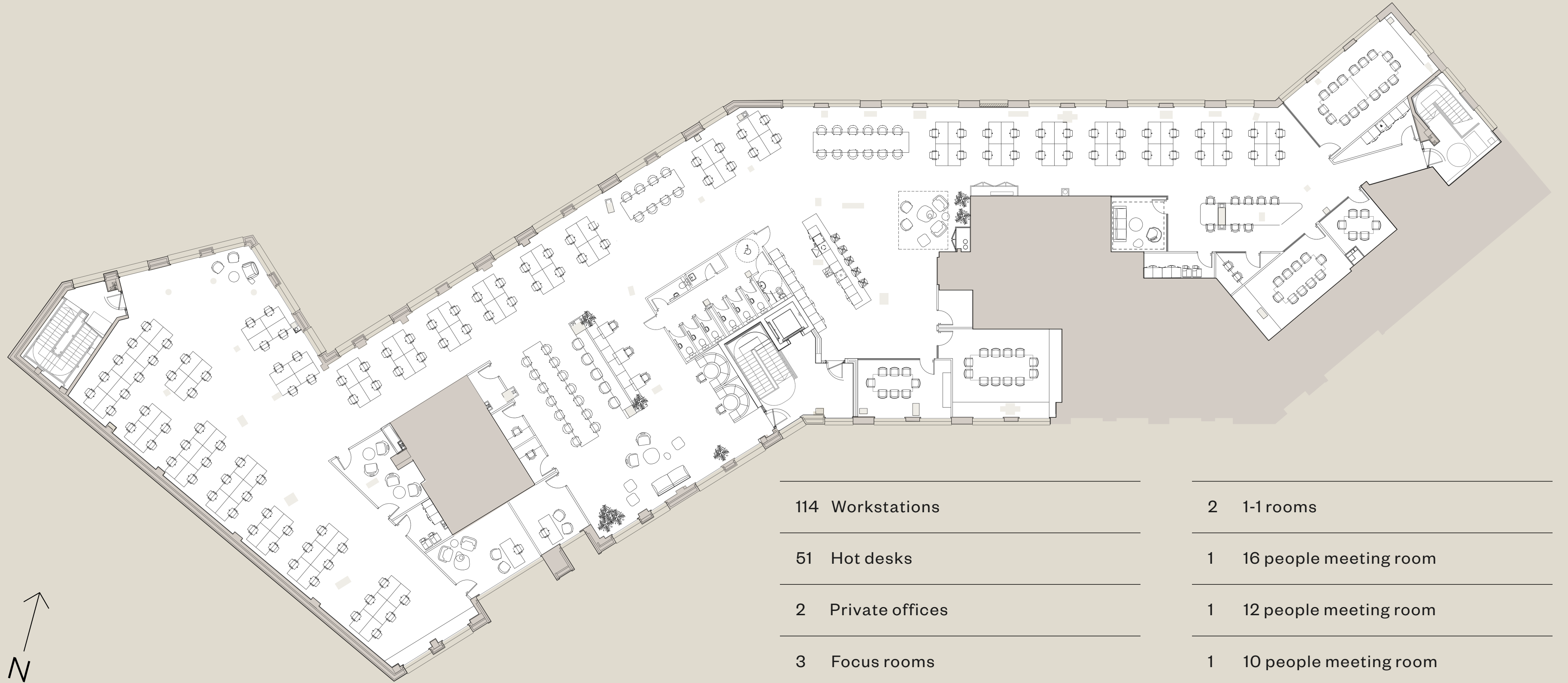
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First Floor

13,552 sqft



114 Workstations

51 Hot desks

2 Private offices

3 Focus rooms

2 Print rooms

1 Kitchen

6 Break out seating areas

2 1-1 rooms

1 16 people meeting room

1 12 people meeting room

1 10 people meeting room

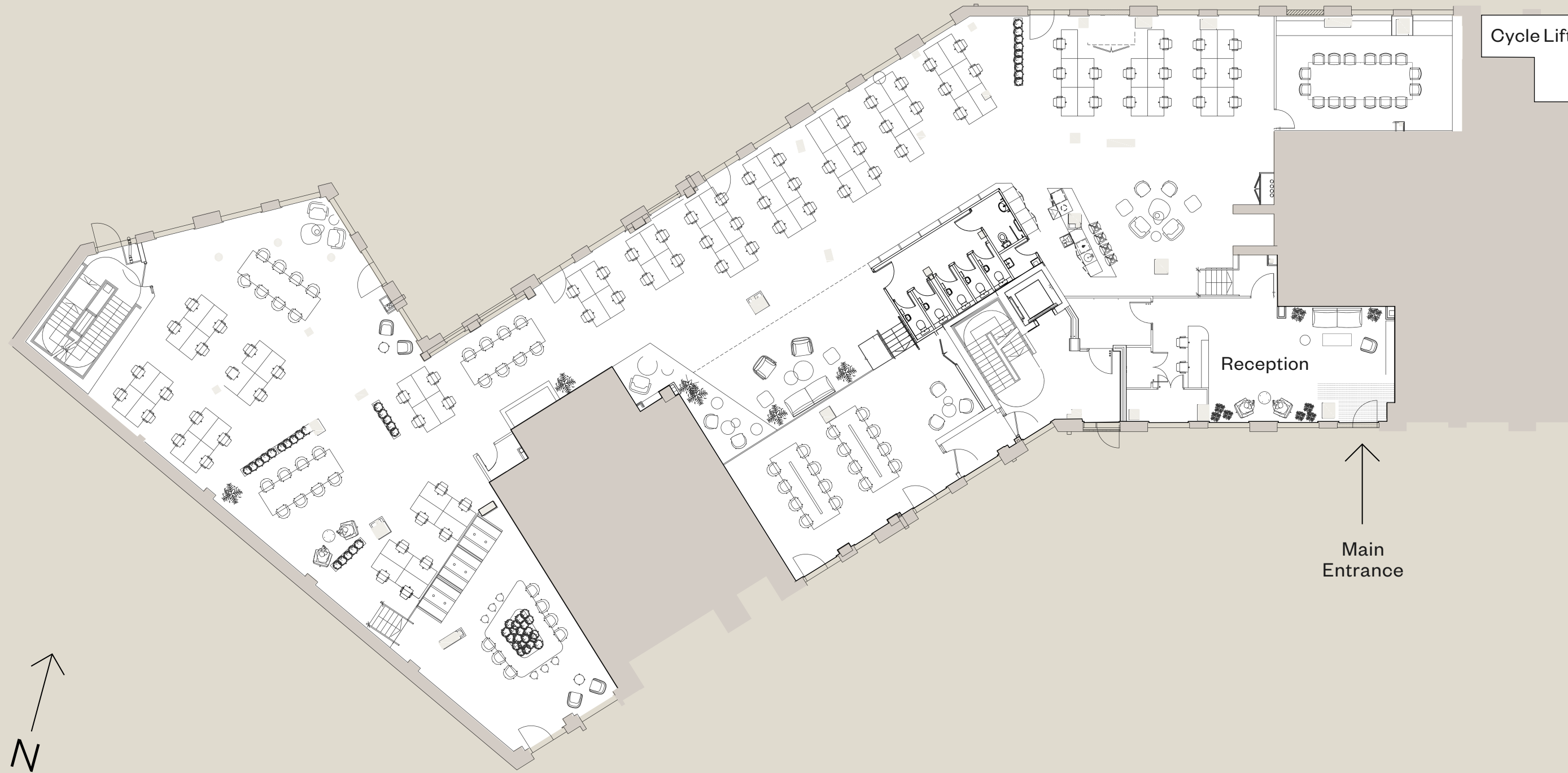
1 8 people meeting room

1 6 people meeting room

1 3 people meeting room

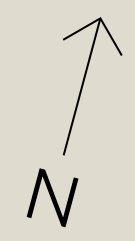
Ground Floor

9,225 sqft



Main Entrance

- 79 Workstations
- 53 Hot desks
- 3 Work booths
- 1 Meeting room (16 people)
- 1 Kitchen
- 6 Break out seating areas



Key Spec

Features

- + Dedicated reception with high quality materials
- + Delivered in CAT A
- + Incoming capped services
- + BREEAM 'Very Good'
- + EPC B

CAT A Design

- + Exposed air conditioning
- + New metal tile raised access floor
- + Suspended LED lighting
- + New WCs
- + One 10 person lift
- + 3.3 to 4.6m ceiling heights

Occupancy Ratios

- + Office — 1:8 sqm
- + WC — 1:10 sqm
- + Plant — 1:8 sqm
- + Escape — 1:6 sqm

Well Being & Sustainability

- + 82 secured bicycle spaces
- + Changing rooms with 4 showers and 1 accessible shower
- + 42 lockers

Loads

- + Basement — 5.0 kN/m²
- + Ground floor — 5.0 kN/m²



Local Area



The Cabinet Gallery



Italo Deli



Mother Kelly's Taproom



The Fentiman Arms



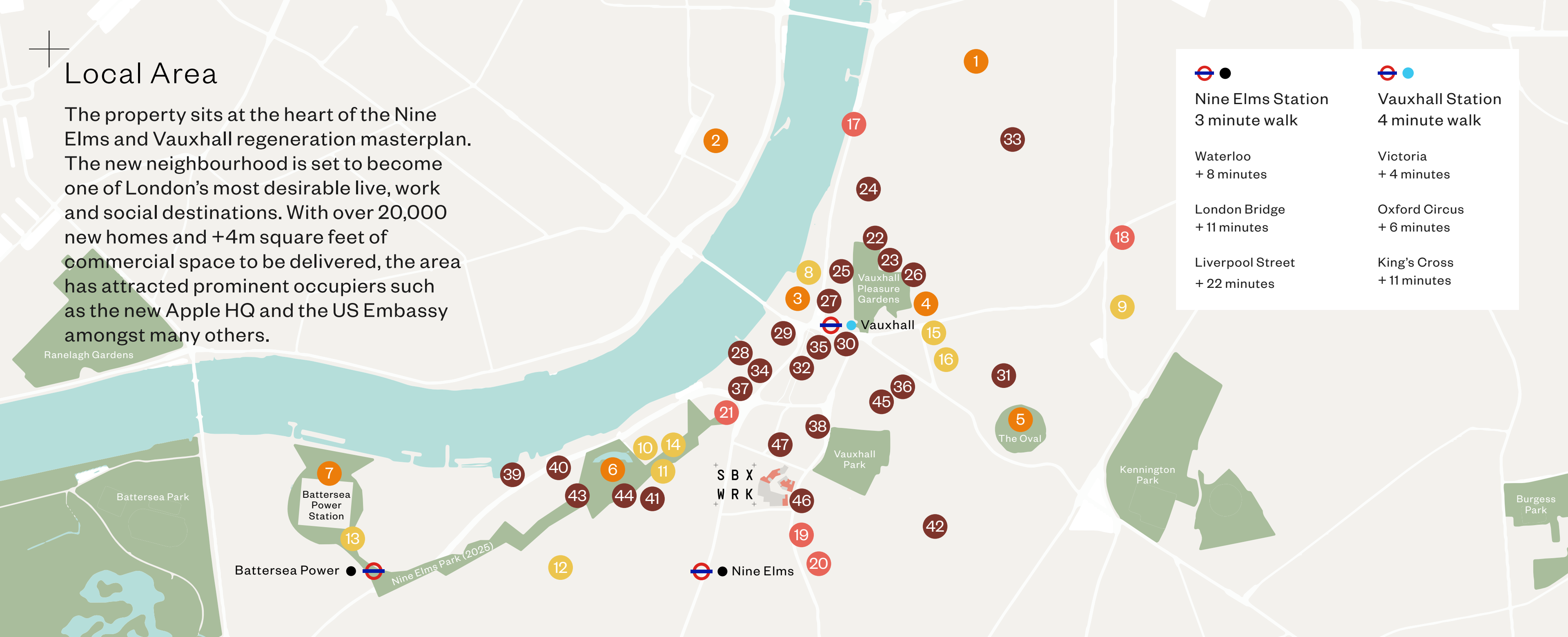
The Riverside



Brunswick House & Garden

Local Area

The property sits at the heart of the Nine Elms and Vauxhall regeneration masterplan. The new neighbourhood is set to become one of London's most desirable live, work and social destinations. With over 20,000 new homes and +4m square feet of commercial space to be delivered, the area has attracted prominent occupiers such as the new Apple HQ and the US Embassy amongst many others.



Nine Elms Station 3 minute walk	Vauxhall Station 4 minute walk
Waterloo + 8 minutes	Victoria + 4 minutes
London Bridge + 11 minutes	Oxford Circus + 6 minutes
Liverpool Street + 22 minutes	King's Cross + 11 minutes

Landmarks / Cultural

- 1 Newport St. Gallery
- 2 Tate Britain
- 3 MI6 HQ
- 4 Vauxhall City Farm
- 5 Oval Cricket Ground
- 6 US Embassy, London
- 7 Battersea Power Station

Office Occupiers

- 8 Comic Relief
- 9 Sporting Index
- 10 Penguin Random House
- 11 DK Publishers
- 12 Chocolate Films
- 13 Apple
- 14 Perrett Laver
- 15 Bloom and Wild
- 16 Nutmeg

Hotels

- 17 Park Plaza
- 18 The Tommyfield
- 19 Holiday Inn Express
- 20 Best Western Plus
- 21 Park Hyatt (2022)

Local Amenities

- 22 The Black Dog
- 23 Tea House Theatre
- 24 Slevin Fitness
- 25 Mother Kellys
- 26 Cabinet Gallery
- 27 Above The Stag
- 28 The Riverside
- 29 Pret
- 30 Dirty Burger

- 31 Gasworks
- 32 Little Waitrose
- 33 The Foundry
- 34 The Gym Group
- 35 Starbucks
- 36 Bonnington Café
- 37 Brunswick House & Garden
- 38 Vauxhall Leisure Centre
- 39 The Black Cab Coffee Co

- 40 Waitrose
- 41 Darby's
- 42 The Fentiman Arms
- 43 District
- 44 The Alchemist
- 45 Italo Deli
- 46 Gail's Bakery
- 47 Kapihan

+ Project Teams

Development

- + Developer
General Projects
- + Architect
Studio RHE

Leasing

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August 2022

