

S

T

O

R

80 South Lambeth Road

Vauxhall SW8 1QU

Y

B

O

X

A one of a kind opportunity for a Central London creative campus up to 100,000 sq ft

Indicative tenant fit-out of ground floor

Storybox

Your story is about big ideas. Ours also.

Storybox is a unique opportunity sat at the epicentre of the new Vauxhall and Nine Elms regeneration district, within London zone 1.

The new campus provides up to 100,000 sq ft of unique commercial spaces designed for creative businesses and educational users, all centred around a 1-acre public landscaped garden located in the heart of Vauxhall.

- + 4 minutes walk to Vauxhall station and the future Nine Elms station
- + Within the 561 acre Nine Elms and Vauxhall regeneration area
- + 20,000 new homes and 4m sq ft of new commercial space to be delivered in the area by 2023
- + Set within 1 acre of lush public gardens with artwork from Tom Price
- + Mixed-use campus with up to 12,000 sq ft of F&B offering
- + Available immediately
- + BREEAM "Very Good"

- + Up to 100,000 sq ft of mixed-use commercial space
- + 23,500 sq ft of office / education space delivered in CAT A
- + 11,000 sq ft of ground floor retail / leisure / education space delivered in shell & core with capped services
- + 65,000 sq ft of basement retail / leisure / education space with 5m ceiling heights delivered in shell & core with capped services
- + Fully fitted showers, changing rooms and bicycle storage

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 |
| Ground Floor - F&B and Education | 10,973 | 1,019 | 3.3 - 4.3 |
| Lower Ground Floor | 60,215 | 5,594 | 4.5 - 5.5 |
| Total | 94,643 | 8,793 | |

The Campus

The commercial spaces benefit from a number of options to create memorable dual entrances into the demise.

A main entrance can either be created through the lush public gardens or through Miles street, by the railway arches, which will eventually become repositioned with new exciting uses.

The basement areas can be accessed directly from the offices and education space (pink) or separate entrances can be created from the South Lambeth Road facing units (orange).

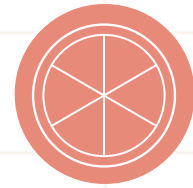
The campus has been designed to allow for maximum flexibility to meet the tailored needs of future occupiers.

SBX 5

← Victoria
4 minutes walk
to Vauxhall Station

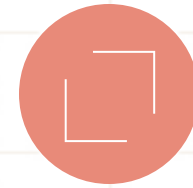


Northern ● Victoria
3 minutes walk
to Nine Elms Station ↓



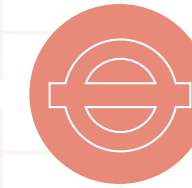
Mixed-use Campus

100,000 sqft of commercial space with up to 12,000 sqft of F&B offering



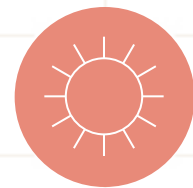
Office Floor Space

Up to 23,500 sq ft of self-contained, light filled offices



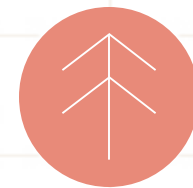
Transport

Excellent transport connection from Vauxhall and Nine Elms stations.



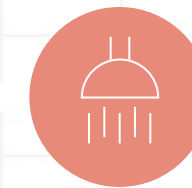
Outdoor Space

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



Sustainability

BREEAM 'Very Good' and EPC B

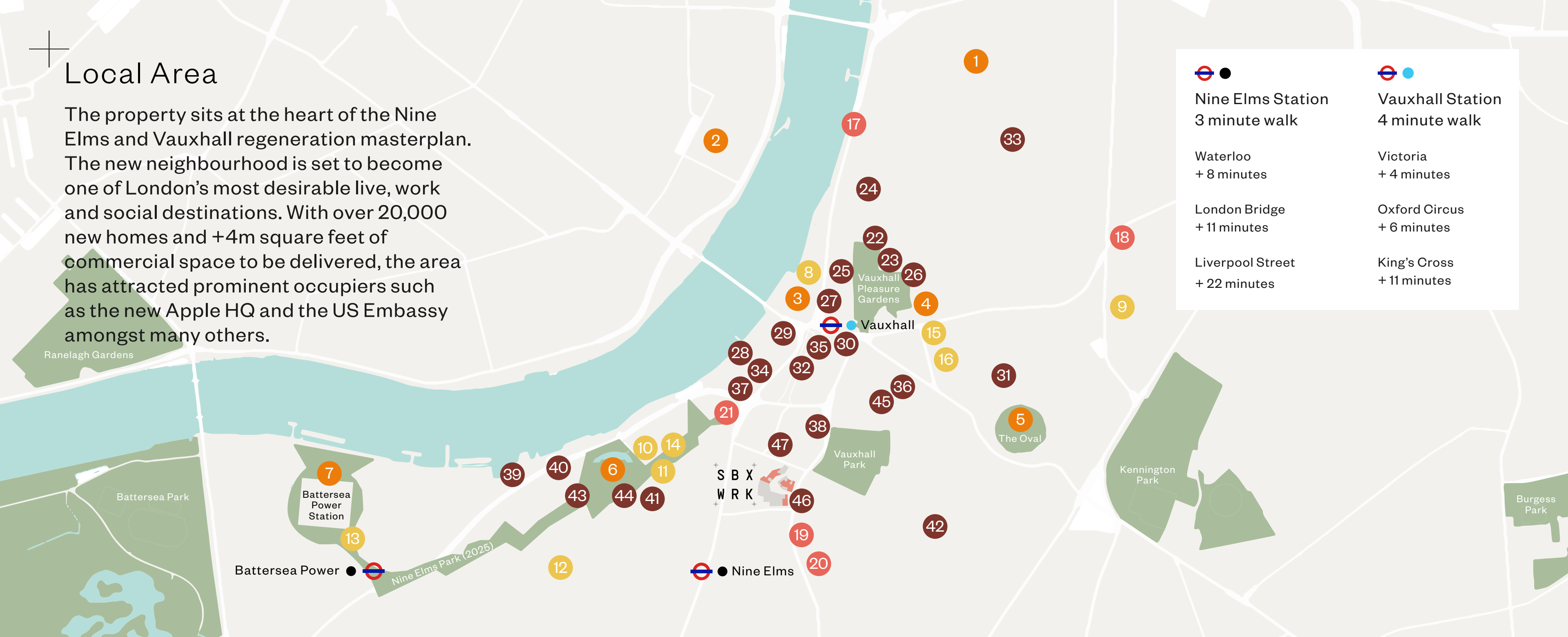


Amenities + Wellness

5 showers, 42 lockers and 82 secured bicycle spaces

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

Local Area



The Cabinet Gallery



Italo Deli



Mother Kelly's Taproom



The Fentiman Arms



The Riverside



Brunswick House & Garden

T

H

E

An innovative mixed-use campus within
London's most exciting new neighbourhood

DEVELOPMENT

The Development



1-acre public garden



View from South Lambeth Road

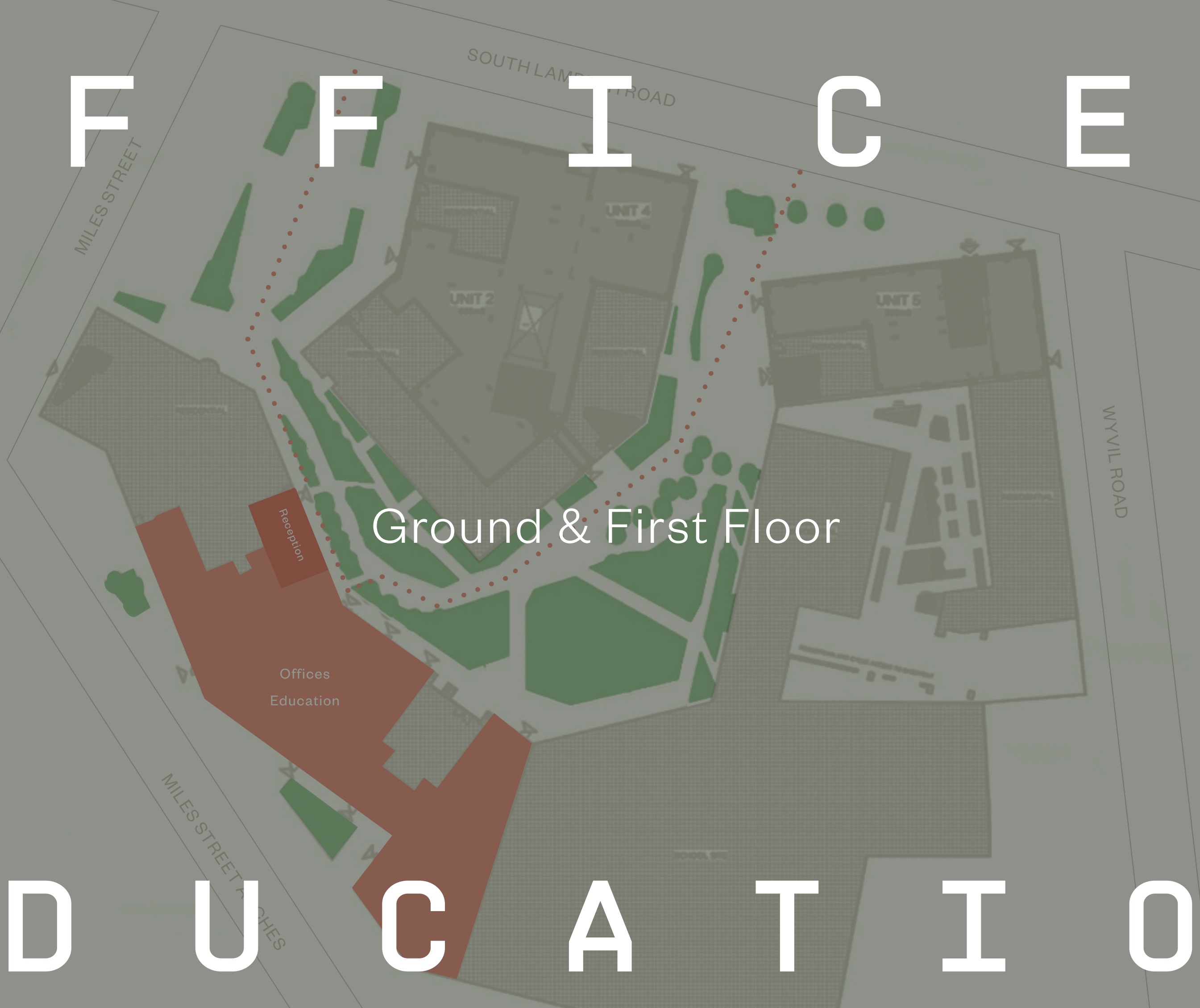


Office and education spaces viewed from public garden



Indicative view of office element overlooking the arches

O F F I C E S



Ground & First Floor

E D U C A T I O N

View of the entrance
to the reception area



View of the reception area



View of the reception area





Indicative tenant fit-out
of ground floor

4.5 meters

3.6 meters

WC and changing rooms



SBX 17

WC and changing rooms



SBX 18

Ground Floor



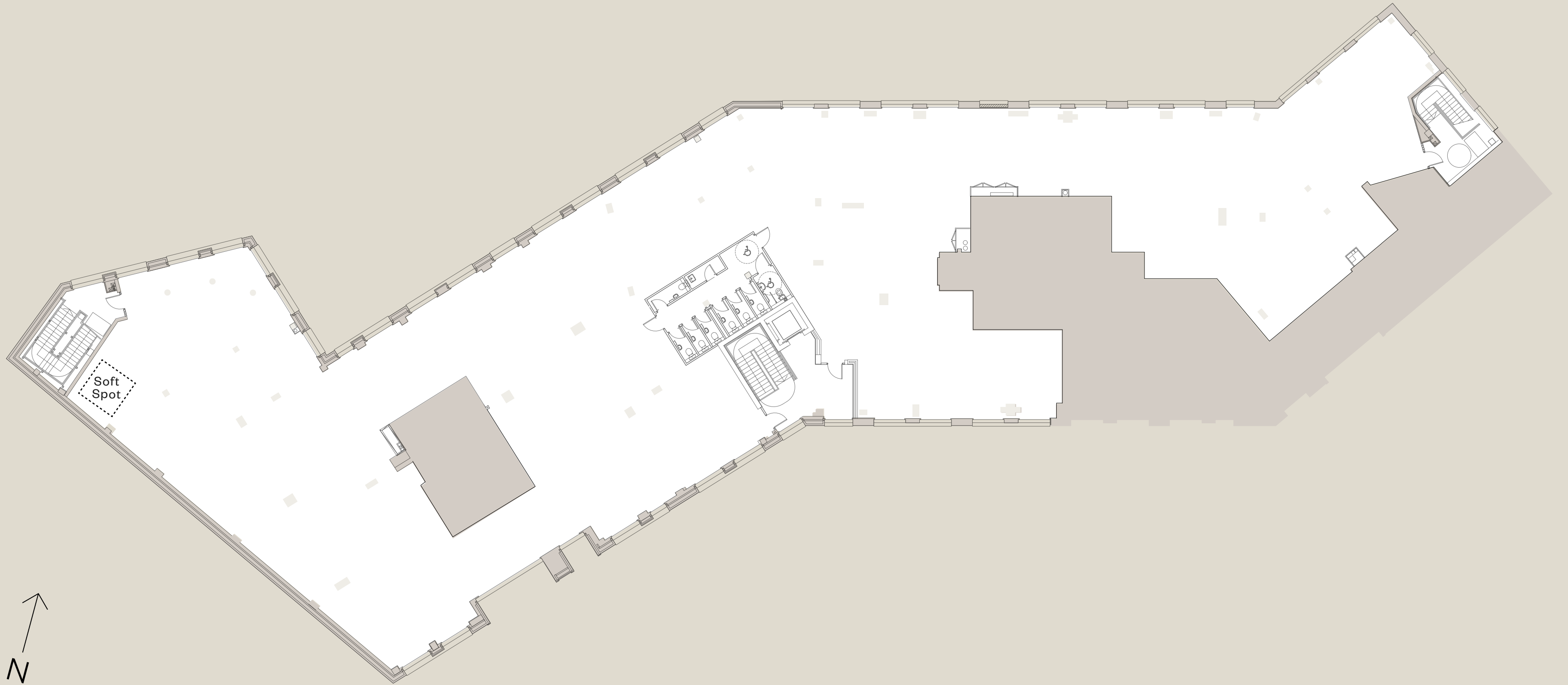
Ground Floor

9,225 sqft Net internal area

678 sqft Reception area

3.6 m to 4.5 m Ceiling height

First Floor



First Floor

13,552 sqft Net internal area

3.3 m Ceiling height

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



F

B

&

MILES STREET

SOUTH LAMBETH ROAD

WYVIL ROAD

MILES STREET ARCHES

UNIT 6

UNIT 5

Entrance
F&B
Education

Entrance
F&B
Education

Reception

Ground & Basement

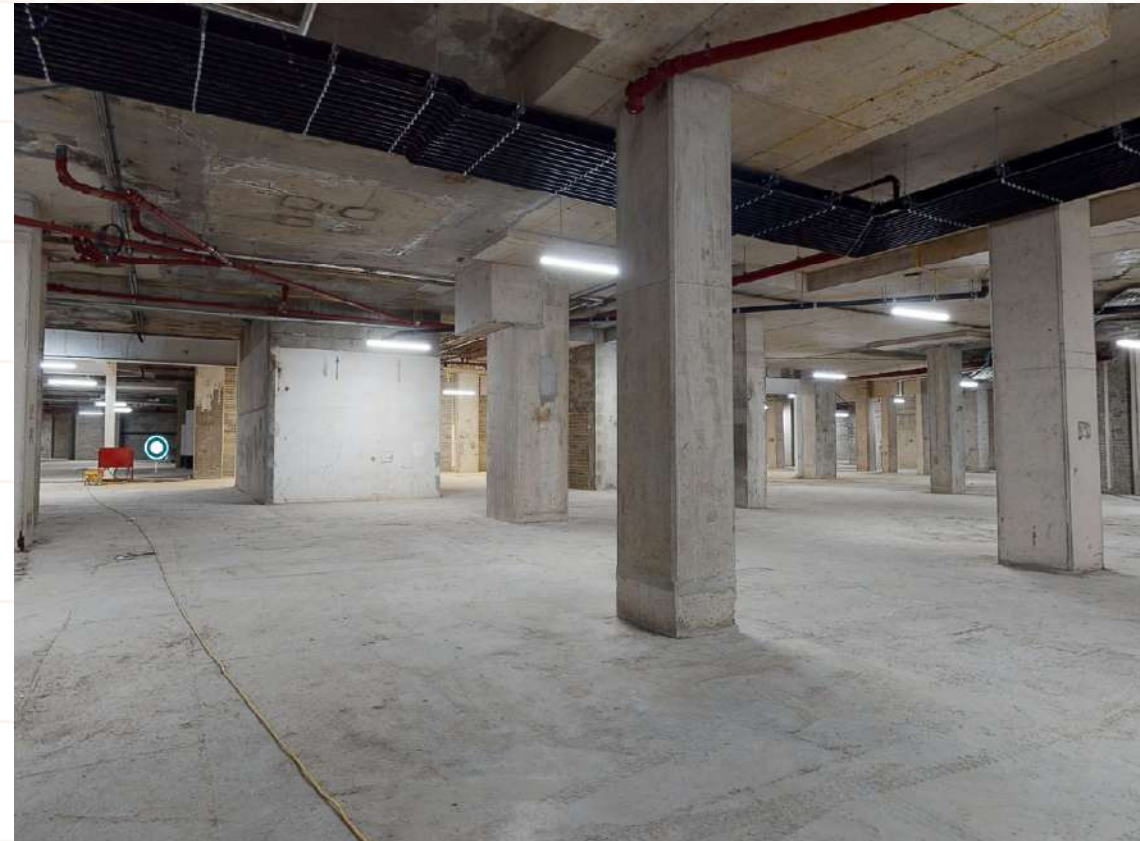
E D U C A T I O N

Indicative view of
basement fitted out as an
educational space



Basement

Basement is being finished to shell and core with capped services



Indicative view of
basement fitted out as an
educational space



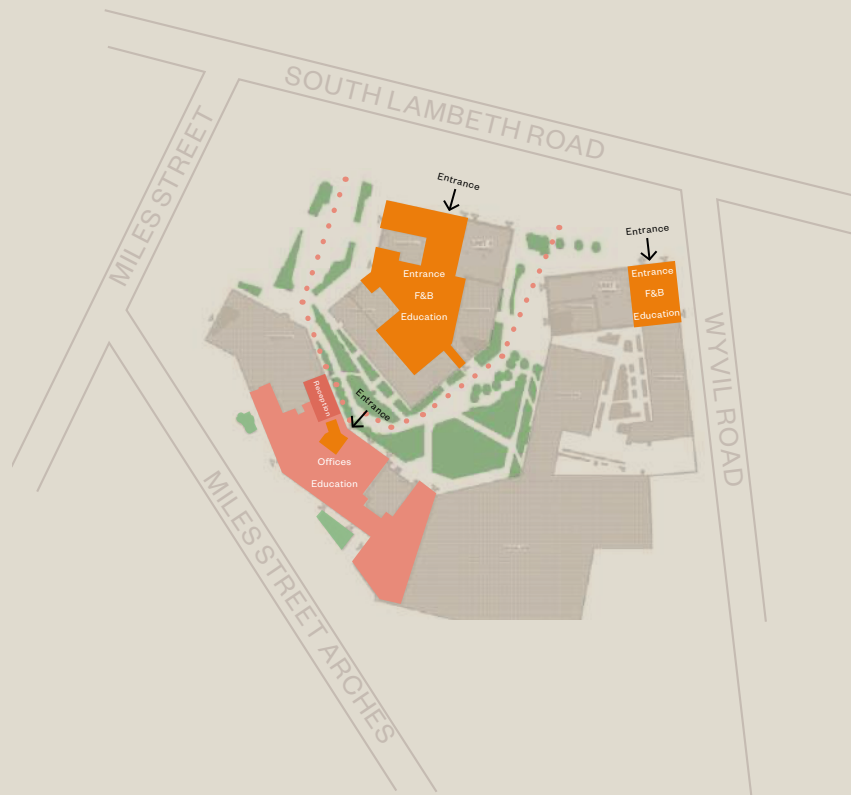
🍴📍
→
DINING


Indicative view of
basement fitted out as an
educational space



Basement

The unit also benefits from a ramp access to the commercial loading bays, allowing for large deliveries to take place at all times.



| | |
|---|---------------------|
|  | Potential Entrances |
| 60,215 sqft | Net internal area |
| 5.5 m | Ceiling height |

+ Project Teams

Development

- + Developer
General Projects
- + Architect
Studio RHE

Leasing

- + Brian Allen
bmallen@savills.com
+44 (0)79 7200 0215
- + Angus Tullberg
angus.tullberg@savills.com
+44 (0)79 7625 6487
- + James Neville
james.neville@allsop.co.uk
+44 (0) 7789658540
- + Steve Lydon
steve.lydon@allsop.co.uk
+44 (0) 7879 841840

S T O R
Y B O X
. C O M



Misrepresentation Act 1967: Savills & Allsop for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Savills & Allsop has any authority to make or give representation or warranty whatever in relation to this property.
August 2022

