

milesyard.london



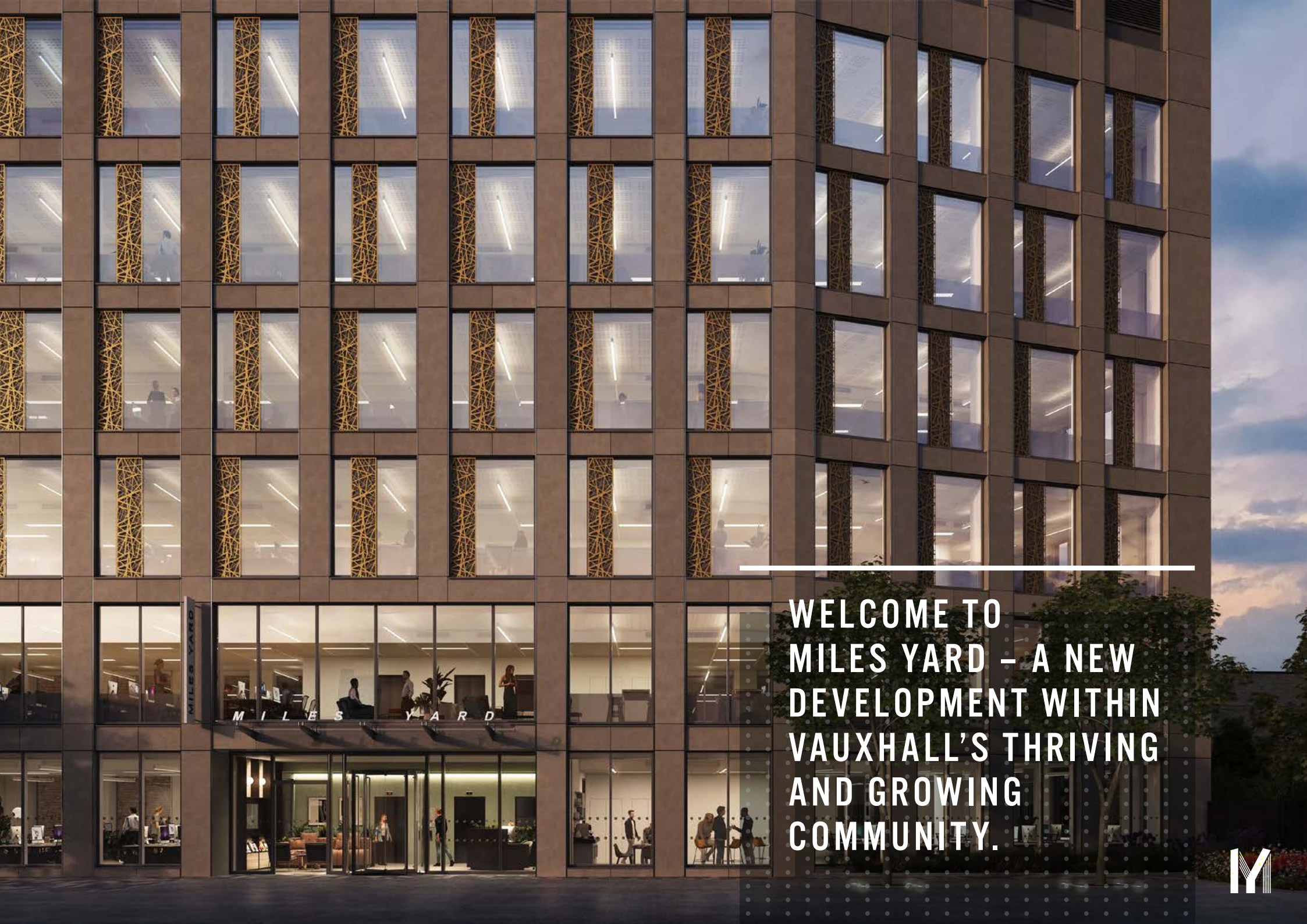
MILES YARD

VAUXHALL

DEVELOPED, OWNED AND MANAGED BY



DOWNING
developing a great britain



**WELCOME TO
MILES YARD – A NEW
DEVELOPMENT WITHIN
VAUXHALL’S THRIVING
AND GROWING
COMMUNITY.**

MILES YARD

M I L E S Y A R D



27,276 SQ FT


**A NEW CONTEMPORARY
OFFICE DEVELOPMENT.**

READY Q3 2021



A modern, timeless reception and lobby area.





**WELLNESS IS
CONSIDERED IN EVERY
FEATURE, SUCH AS
THE PRIVATE GARDEN
TO UNWIND AND
COLLABORATE.**



M
MILES YARD
SERIAL

LINE

CONTEMPORARY
FINISHES
AND NATURAL
MATERIALS.



WORKSPACE THAT SETS YOU
APART



**FLEXIBLE
SPACE, WITH AN
ABUNDANCE OF
NATURAL LIGHT.**



MILES YARD – A NEW AND INSPIRING PLACE TO WORK.

A perfectly formed, self-contained HQ-style building, the interiors have been carefully designed to match the work lifestyle choices of today's modern occupiers.

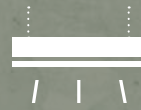
Targeting BREEAM 'Excellent' the scheme considers sustainability and wellness in its contemporary workspace.



EVERYTHING YOU WOULD EXPECT FROM A NEW OFFICE BUILDING.

FULL SPECIFICATION:

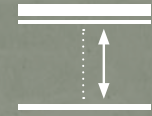
- + VRF fan coil air conditioning system
- + Strip LED lighting
- + Full access raised floors
- + Finished floor-to-ceiling heights of up to 3 metres
- + Two x 13-person passenger lifts serving all floors
- + CCTV, video entry and door access control systems
- + 50 cycle spaces
- + 5 showers, 50 lockers, 20 self-drying cabinets
- + Targeted EPC - A
- + BREEAM 'Excellent' rating
- + Occupational density of 1 person per 10 sq m



STRIP LED
LIGHTING



VRF FAN
COIL HEATING
& COOLING



GENEROUS FLOOR
TO CEILING HEIGHTS
OF UP TO 3 METRES



HI SPEED
BROADBAND



PRIVATE WINTER
GARDEN



SECONDARY ENTRANCE
FOR CYCLING /
RUNNING COMMUTERS



BEST IN CLASS
END OF JOURNEY
FACILITIES



MULTI USE
GAMES AREA



SUSTAINABILITY
BREEAM 'EXCELLENT'



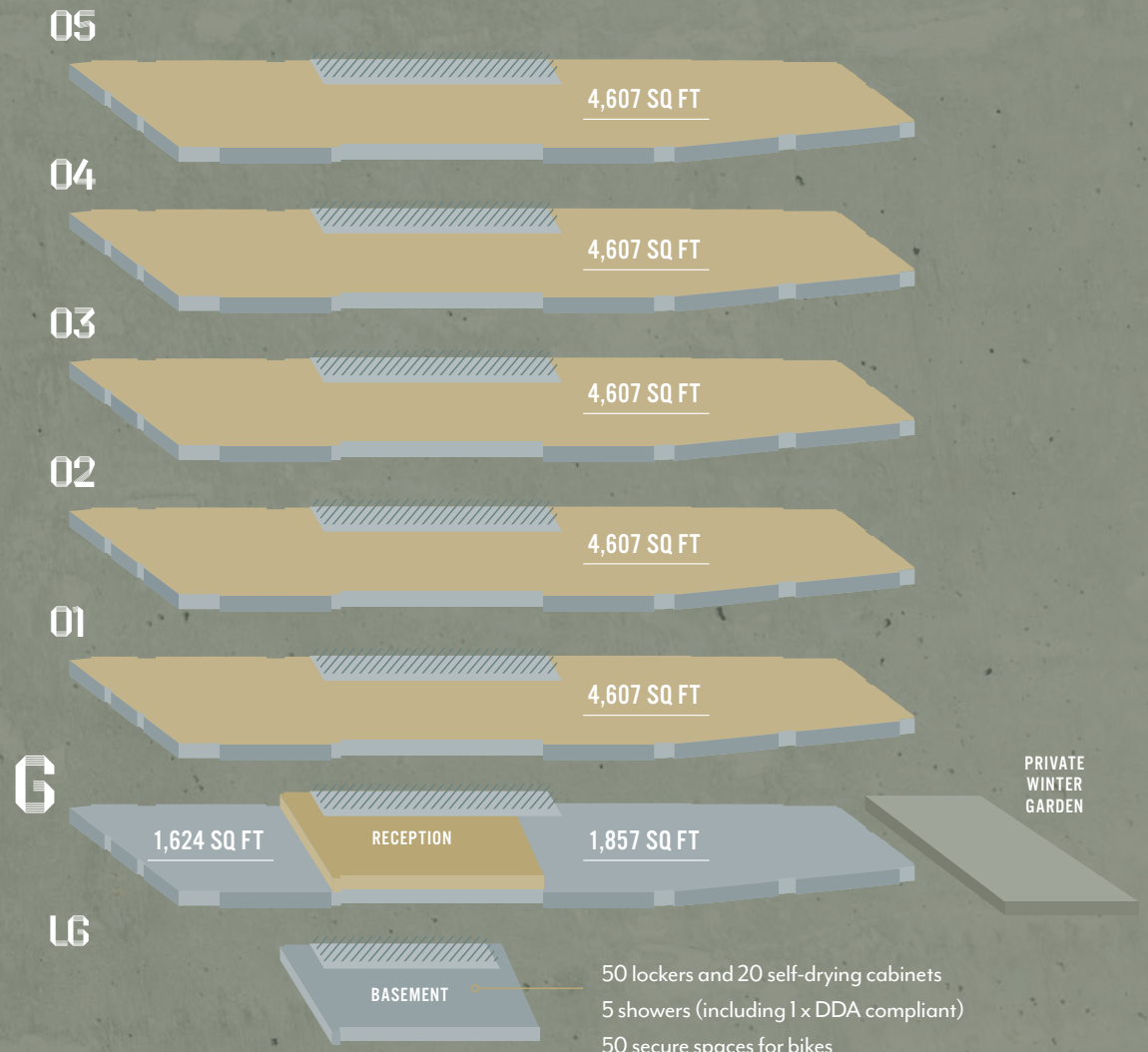
SPACE TO
CREATE AND
MAKE YOUR
MARK.



SIX FLOORS OF EFFICIENT OFFICE SPACE.

SCHEDULE OF AREAS

	SQ FT	SQ M
5TH FLOOR	4,607	428
4TH FLOOR	4,607	428
3RD FLOOR	4,607	428
2ND FLOOR	4,607	428
1ST FLOOR	4,607	428
GROUND FLOOR	3,481	323
RECEPTION	760	71
TOTAL	27,276	2,534



FLOOR PLANS.

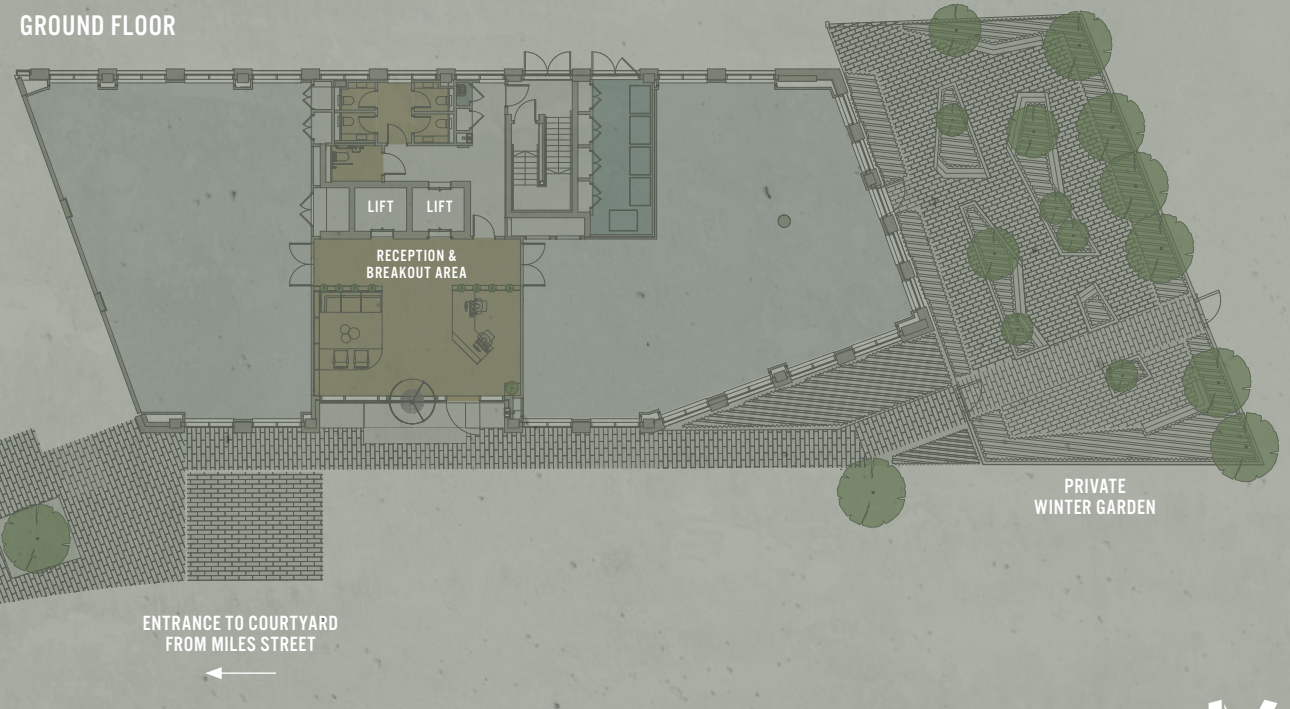
3RD FLOOR - TYPICAL OFFICE FLOOR PLAN



03

3RD FLOOR

GROUND FLOOR



06

RECEPTION

BIKE STORE / LOCKERS
& SHOWERS

PRIVATE
WINTER GARDEN

ENTRANCE TO COURTYARD
FROM MILES STREET

VAUXHALL

**AN AREA THAT BRINGS
PEOPLE TOGETHER.**

ONE OF LONDON'S MOST EXCITING RIVERSIDE DISTRICTS.



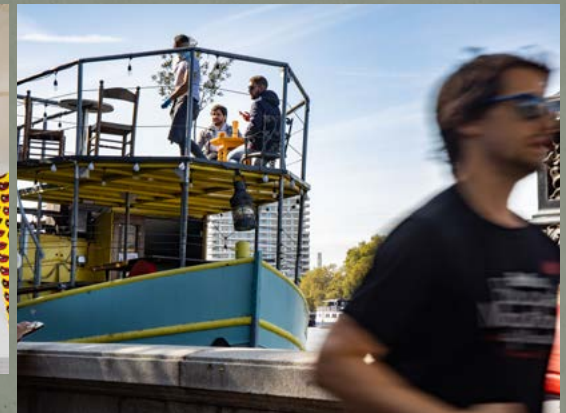
LOCATION

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.



ART & CULTURE

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.



AREA AMENITIES.

Restaurants & Bars

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. Nando's
8. The Rose Pub
9. Tamesis Dock

Cafés

10. Parco Café
11. Pret a Manger
12. Starbucks
13. Tea Shop Theatre

Gyms

14. Crossfit Vauxhall
15. The Gym
16. Vauxhall Leisure Centre

Hotels

17. Crowne Plaza London - Albert Embankment
18. Holiday Inn
19. Park Plaza London Riverbank

Retail

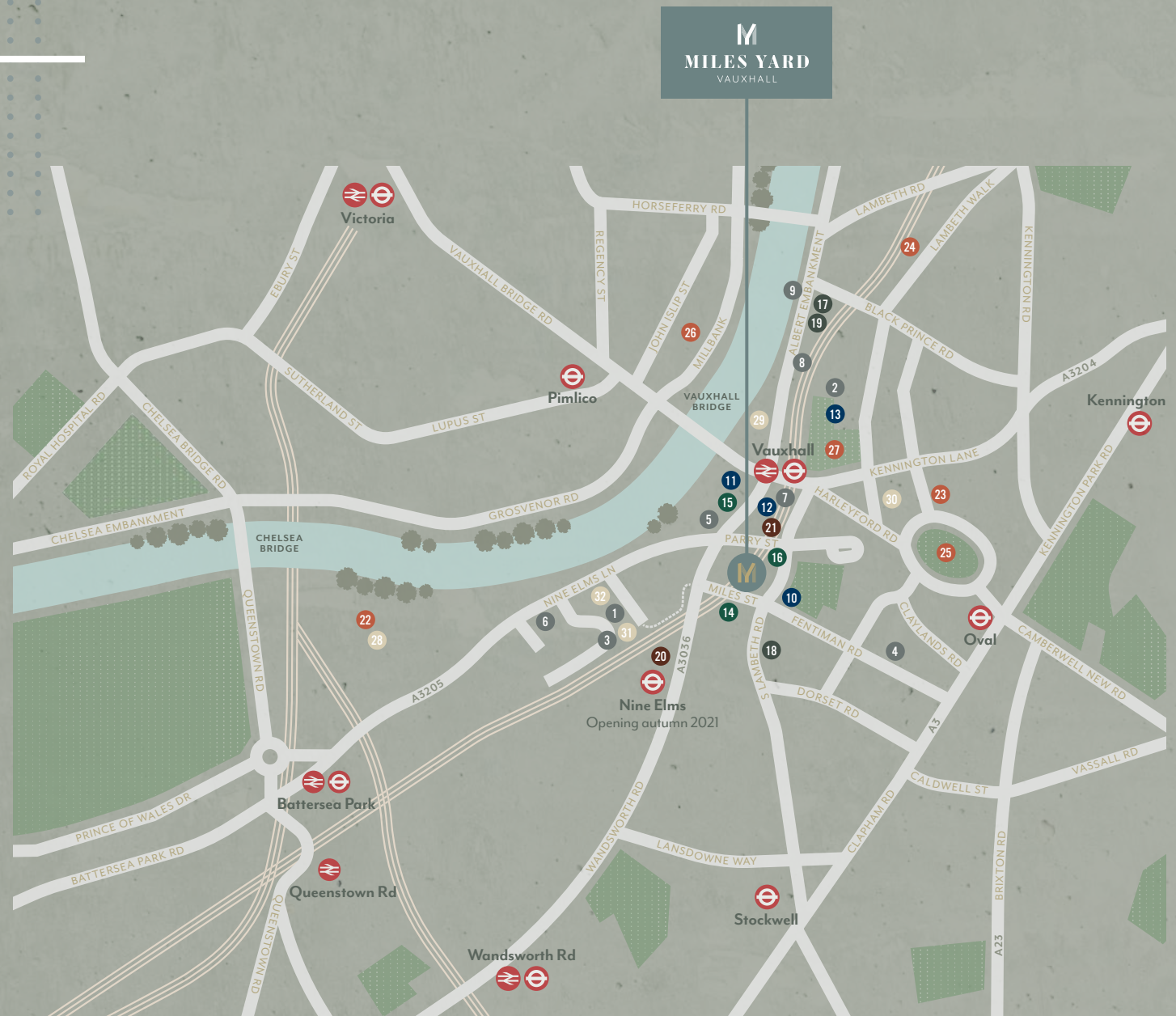
20. Sainsbury's
21. Waitrose

Art, Culture & Lifestyle

22. Battersea Power Station
23. Gasworks
24. Newport St Gallery
25. The Oval Cricket Ground
26. Tate Britain
27. Vauxhall Pleasure Gardens

Local Occupiers

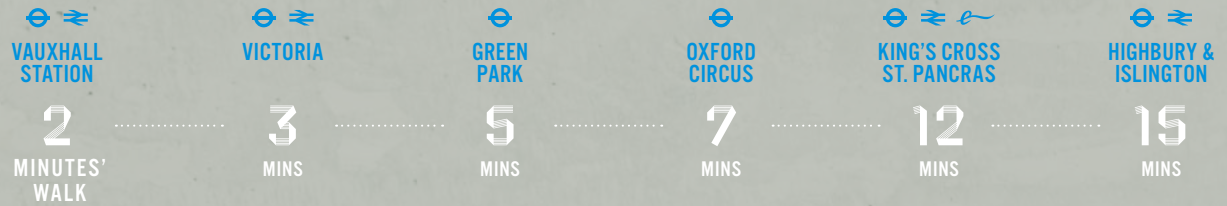
28. Apple
29. Comic Relief
30. Nutmeg
31. Penguin / DK
32. U.S. Embassy



WITHIN EASY REACH.

Miles Yard is just a 2-minute walk from Vauxhall Underground, Overground and Bus Station. With the new Northern Line station at Nine Elms opening in August 2021, frequent services to London Waterloo (including via the Thames River Bus) and fast connections to London's airports, everything is much closer than you might expect.

VICTORIA LINE



LONDON OVERGROUND



RIVER BUS

NORTHERN LINE



TRAVEL TIMES FROM VAUXHALL

NATIONAL RAIL

Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

NORTHERN LINE EXTENSION

Kennington	04 mins
Nine Elms	08 mins
Battersea Power St.	10 mins

ABOUT DOWNING.

Downing operates across three successful divisions: mixed use development, property management and construction. This unique approach arms us with the breadth of experience and skill to maximise value, quality and use of space where others would fall short.

Downing has developed and managed bespoke accommodation for a range of blue chip companies, central government departments and leading universities and as a development partner to the public sector.

Proud of our commercial portfolio, our property management team ensures we have the strongest possible relationship with our tenants and that all of our properties are maintained and managed to the highest standards.

[downing.com](https://www.downing.com)



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DEVELOPED, OWNED
AND MANAGED BY



ARCHITECTS **tp bennett**

milesyard.london

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