

THE  
COADE

VAUXHALL WALK, SE11

WHERE SUSTAINABLE  
BUSINESSES FLOURISH

26,948 SQ FT OF OFFICE SPACE



At this exciting riverside district, modern elegance meets local heritage. Designed with a focus on wellbeing and crafted with enormous attention to detail, this stylishly sustainable workspace at the heart of Vauxhall is a place where people can flourish.

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UNFORGETTABLE  
WORKSPACE THAT  
INSPIRES WELLBEING

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# WHAT'S IN A NAME?

## COADE

The Coade pays homage to Lambeth resident Eleanor Coade, one of the few women acknowledged as a major influence on eighteenth-century architecture. Coade; a pioneering Georgian craftswoman and industrialist, adapted a secret formula to manufacture an elegant artificial stone made of clay, terracotta, silicates and glass. Her incredible concoction has inspired a captivating arrival experience for you and your guests.

## COADE STONE

Many leading architects in the late 18th and early 19th centuries, including Robert Adam, Sir John Nash, Sir John Soane and James Wyatt, used the stone for all sorts of intricate architectural details as well as monuments, sculptures, ornaments and garden furniture. The revolutionary material was exceptionally resistant to weathering and so hard-wearing that many sculptures and architectural details made from it remain in pristine condition today.



## THE SOUTHBANK LION

Coade stone is found all over London, but one of the finest examples is the Southbank Lion at Westminster Bridge. Looking at its polished white coat, smooth mane and immaculate paws, it's hard to believe this stately looking creature is almost 200 years old. Once an emblem of the Lion Brewery in Lambeth, it survived World War II and was saved from demolition by King George VI before being placed at Waterloo Station at one of the gates to the Festival of Britain. In 1966 the lion was moved again to its new home on a plinth outside County Hall, where it reigns today.





Reception



# SPACE TO THRIVE



A beautifully designed brand new office development from award winning architects The Manser Practice, The Coode is perfect for businesses that think beyond the desk.

At The Coode you'll get an abundance of light, spaciousness and nature to boost wellness, creativity, motivation and connection. We're also set up to support your healthy lifestyle with generous cycle storage, showers, changing facilities and an outdoor landscaped terrace for collaborative working and events in which to unwind.

Level 2 Office

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INSPIRING  
CREATIVE  
SUSTAINABLE

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# GOOD FOR PEOPLE AND THE PLANET

The Coade is designed to enhance the everyday with excellent air quality, lighting, acoustics, thermal comfort and plenty of opportunities to get active throughout the day.



## NATURAL LIGHT

Sunlight is essential in supporting circadian rhythms and healthy sleep patterns. You'll experience lots of natural daylight from huge windows alongside presence-sensing lighting that saves energy.



## ENERGY EFFICIENCY

Air conditioning, heating, PV panels, lighting systems and a blue roof are all low-energy and highly efficient. State-of-the-art technology will help continually improve energy efficiency and performance. The building has achieved BREEAM 'Excellent' and has a target EPC rating 'A'.



## FRESH AIR

Openable windows on all elevations and an excellent air filtration system means you can breathe deep and easy.



## GREENER TRAVEL

Plenty of public transport routes makes it easy to get here by bike, bus, train or tube. We've got 50 secure bike and scooter spaces and excellent end-of-trip facilities if you're riding in.



## SUSTAINABLE BUILDING

Sustainable construction processes and quality materials alongside passive design principles have created a low maintenance building that takes care of you.



## ACCESS TO NATURE

With multiple terraces, riverside walks and plentiful parks, there's ample space to ease stress, enhance focus and inspire creativity.





Level X office

Please confirm which Level

# BUILDING SPECIFICATION



Excellent air filtration system, minimum fresh air per person 12 l/s



Hybrid VFR



High quality reception with commissionaire



Campus estate amenities including hotel, gym and cafe within a short walk



Private and communal roof terraces



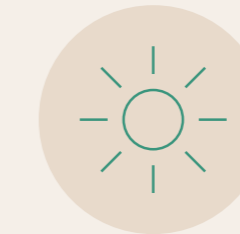
VAV control which manages the air flow depending on occupancy levels



Exposed services



BREEAM 'Excellent' & EPC 'A'



Localised dimming to harness daylight on office floors



Hub meeting space on ground floor



Blinds included



Motion sensor light detection / PIR for LED lights



Fully WiFi enabled



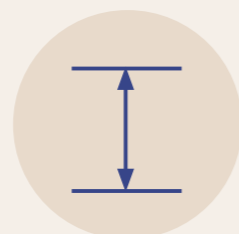
EV charging point



Views of City skyline



Metal tiled raised floors



Floor-to-ceiling heights of 2.8m



2 locations of capped off service per floor



4 showers & 14 heated lockers



DDA compliance



# SPACE TO BE BRILLIANT

FLOOR	SQ FT
NINTH	2,364
EIGHTH	3,058
SEVENTH	3,057
SIXTH	3,060
FIFTH	3,067
FOURTH	3,076
THIRD	3,090
SECOND	3,088
FIRST	3,088
<b>TOTAL</b>	<b>26,948</b>

## ROOF TERRACES

COMMUNAL	508
NINTH FLOOR PRIVATE TERRACE	134



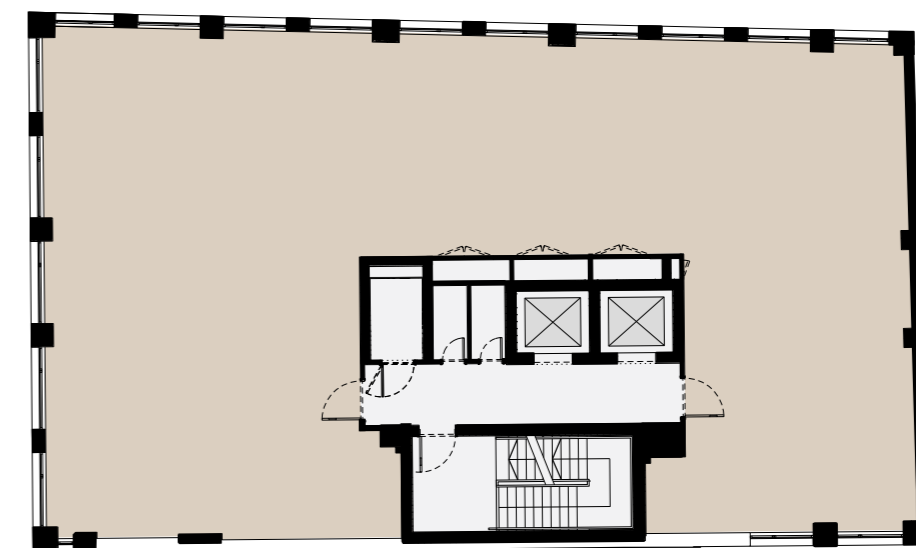
## NINTH FLOOR

2,364 SQ FT



## TYPICAL UPPER FLOOR

3,050 - 3,100 SQ FT



- Office
- Core
- Communal Terrace
- Private Terrace





# 2ND FLOOR FIT-OUT

3,088 SQ FT

- 30 Desks
- 1 x 10 person meeting room
- 1 x 6 person meeting room
- 10 x flexible work stations
- 1 Kitchen



■ Office  
 □ Core





Kitchen area





The Rose



Tea House Theatre



Lambeth Bridge



The Oval



Italo

# A BRIGHT SPOT FOR WORK & PLAY

The former Arts and Crafts neighbourhood has something for everyone. Here, coffee houses, bars and restaurants rub shoulders with art galleries, theatres and live music venues. And when lunchtime comes, there's no shortage of spots to grab a nutritious bite from cafés and gastro pubs to delicious street food.



Battersea Power Station

APPLE HQ AND THE US EMBASSY ARE AMONGST OUR NEWEST NEIGHBOURS



The Black Dog



**FOOD**

- 1 TDQ Steaks
- 2 Chino Latino
- 3 Casa Madeira
- 4 Brunswick House
- 5 The Riverside
- 6 Bonnington Café
- 7 Pharmacy 2 @ Newport Street Gallery
- 8 The Black Dog
- 9 The Rose
- 10 Vauxhall Food & Beer Garden

**FITNESS**

- 1 F45
- 2 CrossFit
- 3 Sleven Fitness
- 4 VauxWall

**CULTURE**



- 1 Newport Street Gallery
- 2 Cabinet Gallery
- 3 Above the Stag Theatre
- 4 Tea House Theatre

**WALKING TIMES**

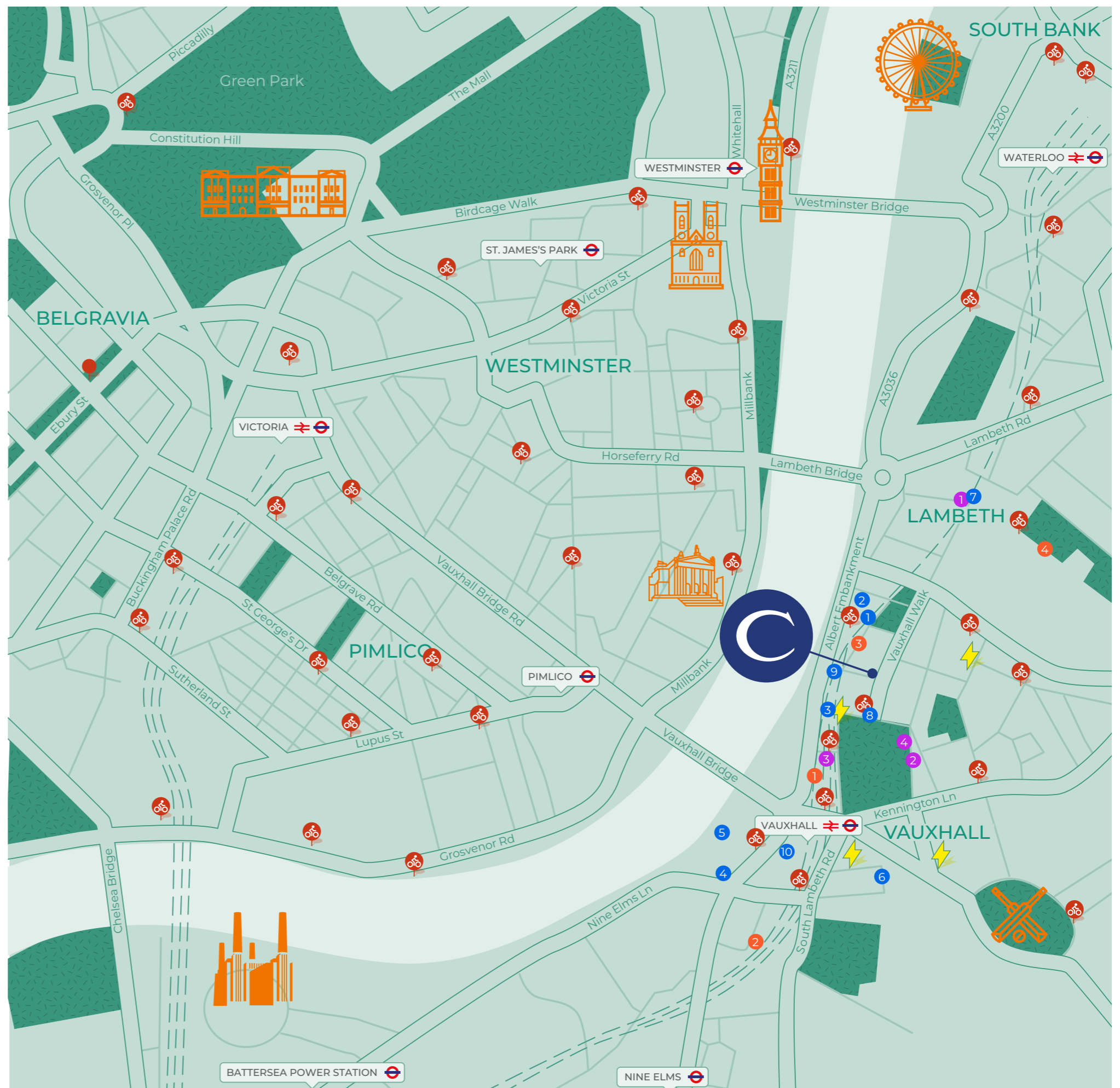
THAMES FOOTPATH	2 mins
ST GEORGE WHARF FERRY	11 mins
THE OVAL	11 mins
BATTERSEA POWER STATION	26 mins

VAUXHALL STATION		6 mins
OVAL STATION		16 mins
NINE ELMS STATION		17 mins
LAMBETH NORTH STATION		17 mins
WATERLOO STATION		15 mins

**MAP KEY**

-  Santander Cycle Hire
-  Electric car charging points

Source: Google & TfL

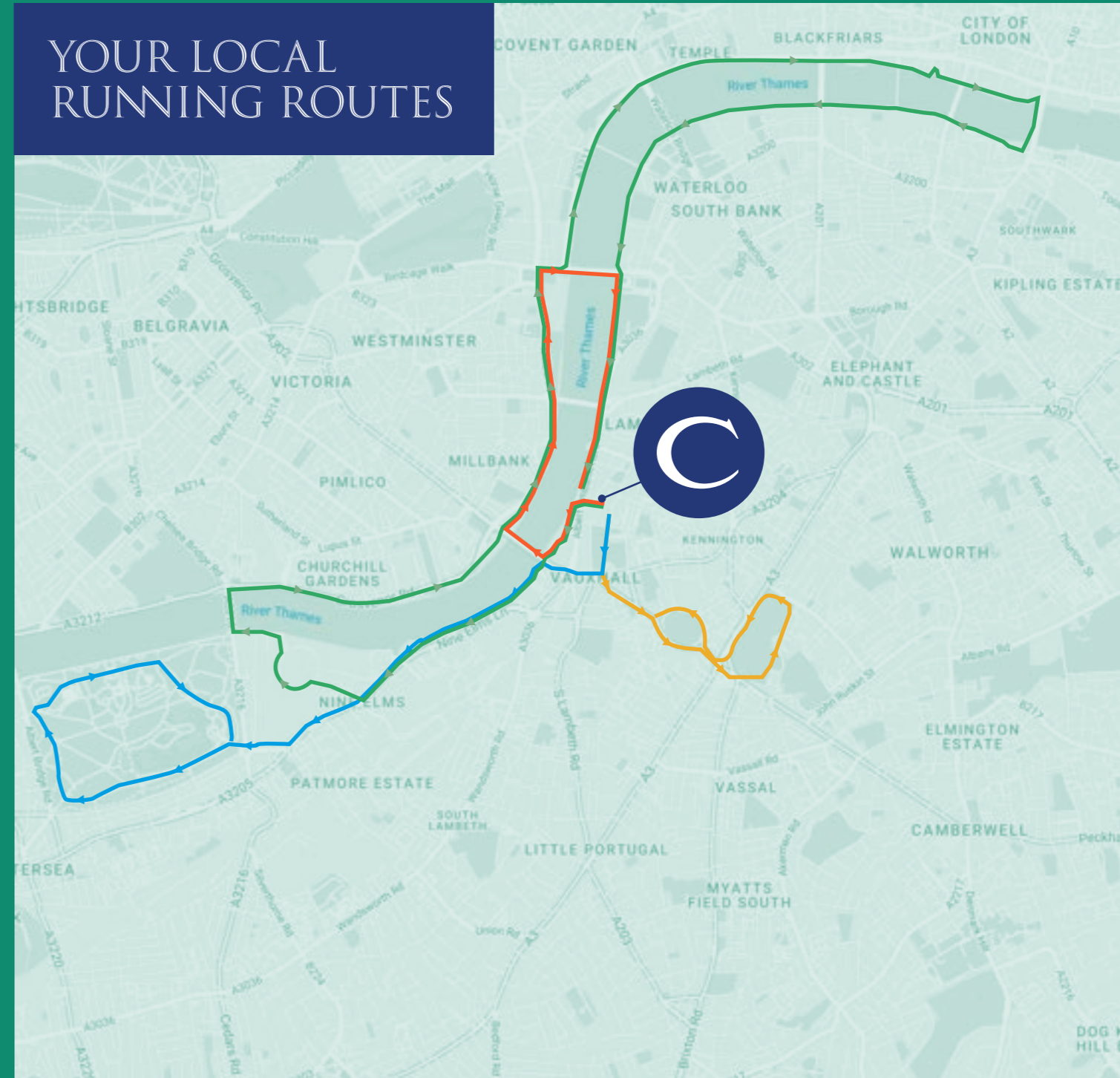






# GREEN SPACES & RIVER ACCESS

## YOUR LOCAL RUNNING ROUTES



Stretch your legs and take in nature with a stroll around one of the many pocket parks or wander to Vauxhall Pleasure Gardens and visit alpacas at the much-loved city farm. And if you are seeking a little more exertion, why not run along the river, head to one of the local gyms or even try some indoor climbing.

CLICK FOR ROUTES







# YOU CAN GO ANYWHERE FROM HERE

From Vauxhall, you have an easy commute to just about anywhere. You're a quick walk away from Vauxhall Underground, Overground and Bus Station with frequent services to Waterloo, Victoria, Oxford Circus and King's Cross St Pancras. Or sail through rush hour by hopping on a Thames Clipper from St George Wharf to Blackfriars or London Bridge.



**4 STATIONS**  
within walking distance



**3 TUBE LINES**  
Northern / Victoria / Bakerloo



**6 SANTANDER CYCLES**  
2 minute walk



**OVERGROUND**  
6 minute walk

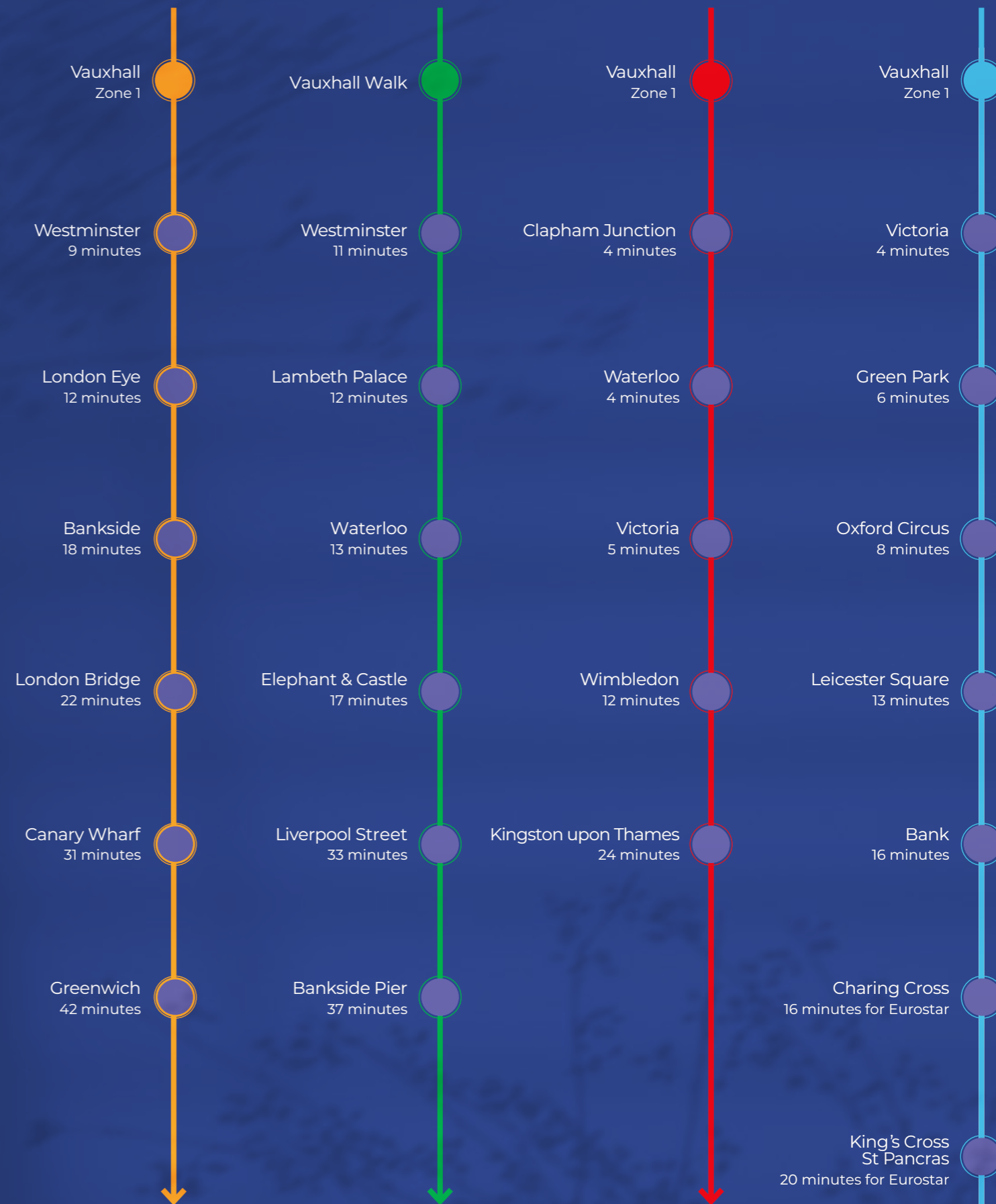


**11 SERVICES**  
from the building  
88, 77, 87, 2, 156, 344, 436,  
N2, 360, 196, 36



**3 AIRPORTS**  
within an hour

## THE LOCATION







**GUY BOWRING**  
07831 185728  
guy@usp.london

**LUKE AUSTERBERRY**  
07921 406291  
luke@usp.london

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A development by



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