



The Coade is an exceptional new office development with ESG at its core, offering highly efficient floorplates and River Thames views.

- BREEAM 'Excellent' & EPC 'A'
- Fitted & CAT A floors
- Communal terrace (9th Floor)
- Excellent natural light
- 50 dedicated cycle spaces & Shower facilities
- Dedicated Tenant Lounge
- Building Commissionaire

The Coade

97 Vauxhall Walk, London, SE11 5EL

AVISON
YOUNG



Summary

Available Size	1,500 to 26,948 sq ft / 139.35 to 2,503.55 sq m
Rent	£52.50 - £60 per sq ft
Rates Payable	£17 per sq ft Estimated
Service Charge	£10 per sq ft Estimated
EPC	A

Amenities & Specifications

- _ Build Status: New Build - Existing
- _ Build Date: Q1 2023
- _ Number of Passenger lifts: 2
- _ Full Access Raised floors: Yes
- _ Ceiling: Exposed Concrete Ceiling
- _ Air conditioning: Yes
- _ Excellent natural light: Yes
- _ Lighting: Yes
- _ Lighting Type: LED

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
9th - Terrace	2,365	219.72	Let
8th	3,058	284.10	Available
7th	3,057	284	Available
6th	3,060	284.28	Available
5th	3,067	284.93	Available
4th	3,076	285.77	Available
3rd	3,090	287.07	Available
2nd - Fitted	3,088	286.88	Available
1st	3,088	286.88	Available
Total	26,949	2,503.63	

Property Highlights

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

At The Coade 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.

The Coade has achieved BREAAAM rating of excellent and an EPC of A. It also offers full end-of-trip facilities including heated lockers.

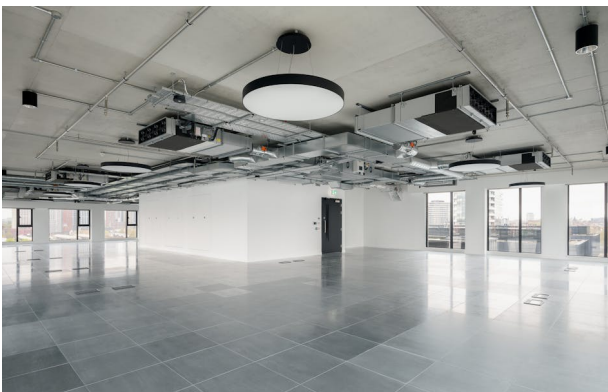
Location

Situated a 5-minute walk from Vauxhall mainline, underground and bus stations, The Coade offers easy access across central London, whilst also being a moments' walk from the leafy spaces of Vauxhall Pleasure Gardens and the banks of the River Thames.



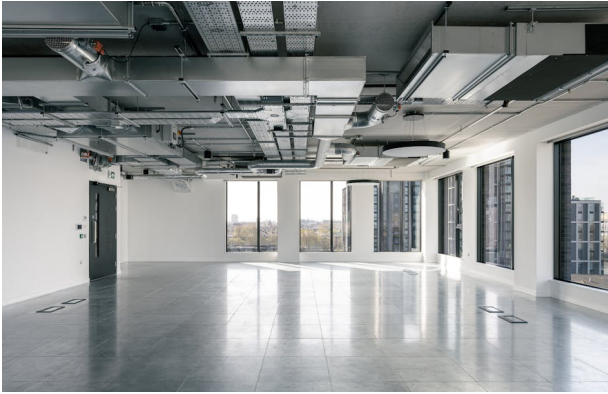
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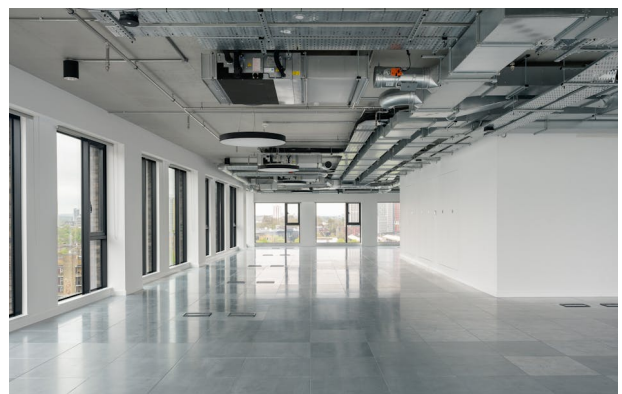
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