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VAUXHALL SW8

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Graphite Square is a new mixed-use development comprising office, residential and retail space. The development will celebrate both the area's rich heritage as well as contemporary urban living. The workspace, which offers 82,500 sq ft over 5 floors, is being designed by interior studio MISK Design London. The architecture is by Ben Adams Architects.

An office building that  
celebrates an industrial  
heritage, fit for a modern  
workforce.





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# A diverse area to suit everyone, from the conventional, to the creative.

Offering 82,500 sq ft of bespoke Grade A office and retail space, Graphite Square will create a new diverse community in a growing region in London. Designed by the award-winning Ben Adams Architects and with interiors by Misk Design London, the development combines city living, commercial, and green space with the areas rich heritage.



Computer Generated Image of entrance approach to Graphite square from Vauxhall walk



# Scheme Overview

# Green (space)

A stone's throw from Vauxhall & Battersea Park

Get to the West End with a

# 10 minute cycle

# 5 minute walk

from Graphite Square to Vauxhall Station

# Bright, light & airy

Efficient floorplates ready for your team

in 10 minutes

# Kings~~X~~

via the Victoria line from Vauxhall Station

Designed by

# MISK

design london

# River Thames

is on your doorstep for a lunchtime stroll or an evening wander

# 81,300

Workspace

Architecture by

# Ben Adams Architects





Visitors will be welcomed with a bold, contemporary double height reception. Minimalist and spacious, with natural light and volume ensuring a striking welcome. Their first impression will be one of confidence, design, and security.

# Reception

κ Computer Generated Image of reception



# Cat A

As a blank canvas, each floor offers a strong industrial profile with ample natural light. Exposed air conditioning, steel columns and concrete ceilings with suspended LED feature lighting and a fully accessible raised floor.



⤵ Computer Generated Image of CAT A Finish



➤ Computer Generated Image of potential fit out

# Fully Fitted

Tenants have the opportunity to create their own fit out and design to compliment the simplicity of the base fittings and reflect their brand and ethos.

Office







In the last years we have seen a drastic change in work culture. The idea of corporate, repetitive, often blue and white cubicles has been abandoned in favour of more imaginative spaces. Every office can be built to clients specification, mirroring the brand's personality and style.





Meeting—room

Computer Generated Image of meeting room



# Art — studios

The lower ground floor can be utilised with a number of concepts in mind such as art studios, co-working, creative, leisure, and media concepts.

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# The Ground Floor — Café

The ground floor offers a unique cafe and informal meetings for tenant to enjoy and enhance wellbeing and work place.

↳ Computer generated image of Café

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# Schedule of Areas

Floor & Use	Sq Ft	Sq M
Third floor	19,149	1,779
Second floor	19,149	1,779
First floor	21,625	2,009
Ground café	1,787	166
Ground reception	2,616	243
Ground office	9,440	877
Lower Ground	8,740	812
<b>Total</b>	<b>82,505</b>	<b>7,665</b>

Subject to final verification and measurement on Practical Completion





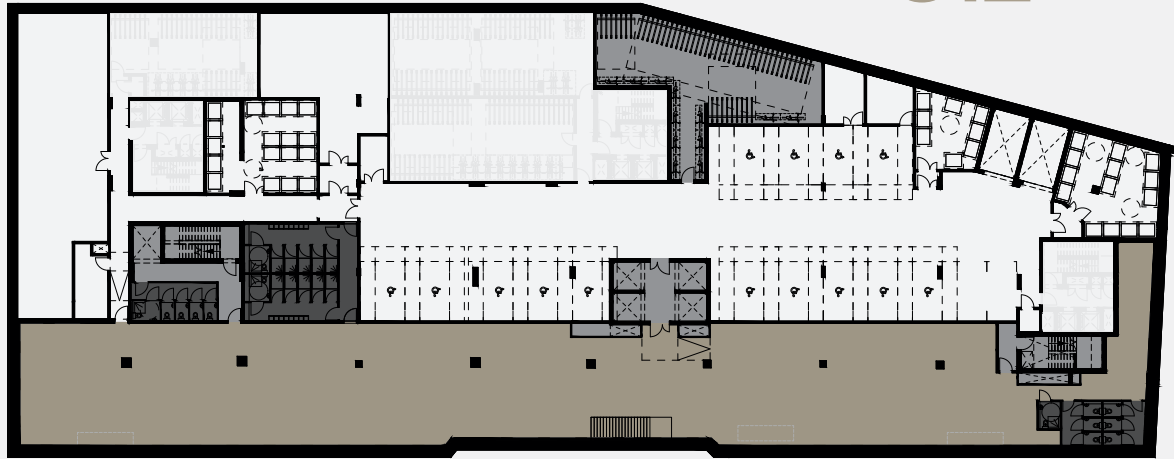
# G

NIA 13,843 sq ft  
 NIA 1,286 sq m



# LG

NIA 8,740 sq ft  
 NIA 812 sq m



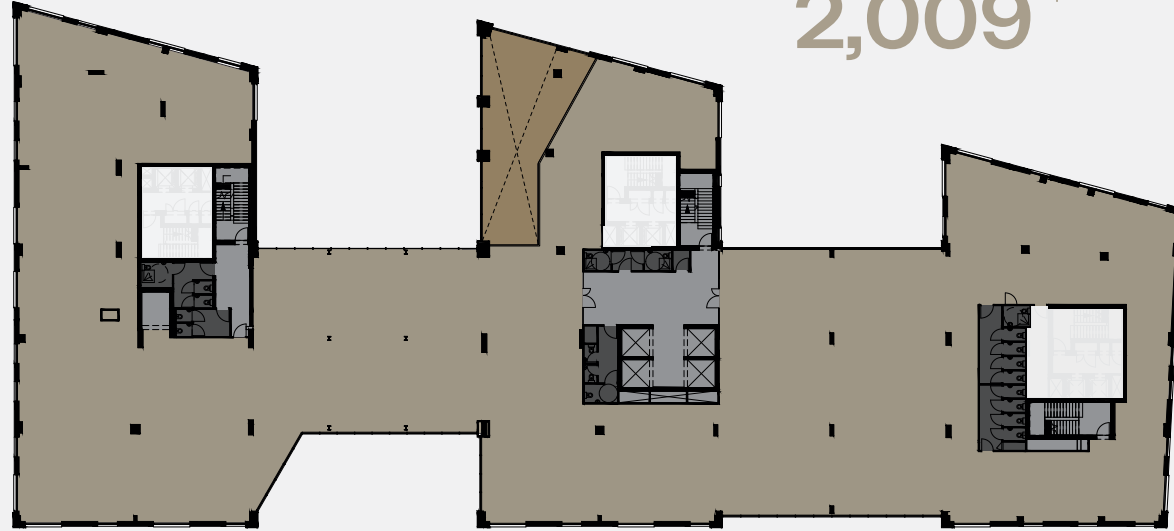
# G. SQ

- Church
- Retail
- Office Reception
- Cafe
- Office
- Cores, Lifts, Staircase, Cycle Storage
- Toilets, Showers



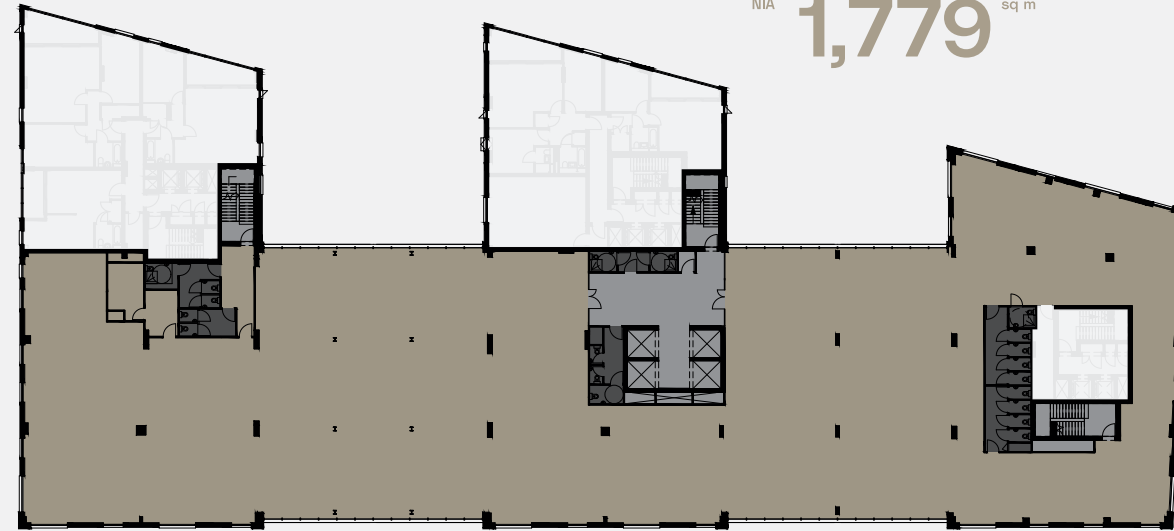
# 1st

NIA 21,625 sq ft  
 NIA 2,009 sq m



# 2nd & 3rd

NIA 19,149 sq ft  
 NIA 1,779 sq m





Graphite Square is located in the heart of Vauxhall. A quick walk to lively bars, shops and galleries, it's a location full of energy and growing opportunity. An ideal place to unwind with colleagues and reconnect with friends and family.





ST JAMES PARK

TRAFALGAR SQUARE

HOUSES OF PARLIAMENT

LONDON EYE

WATERLOO

ST PAUL'S CATHEDRAL

VAUXHALL STATION

CITY OF LONDON

CHELSEA

CHARING CROSS

SOUTH BANK

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# A balance of independent and well known vendors are on your doorstep.

## Restaurants

- 1. Brunswick House
- 2. Italo
- 3. Vauxhall Street Food Garden
- 4. Dirty Burger
- 5. Bonnington Café
- 6. Cottons
- 7. The Riverside
- 8. Blueberry Hill Cakes
- 9. Tamesis Dock
- 10. Tea house theatre

## Gyms

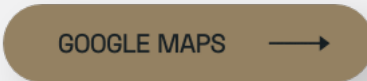
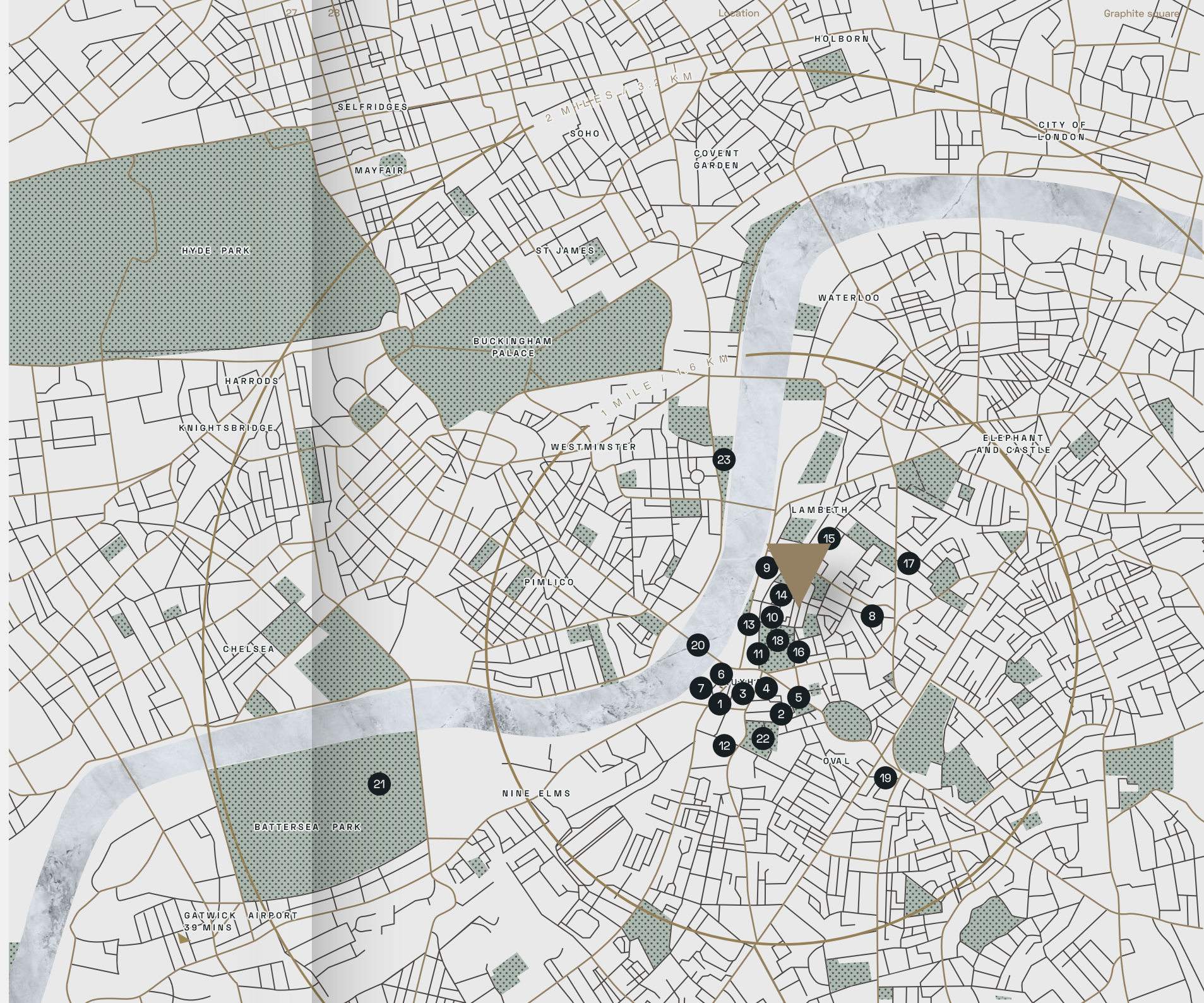
- 11. Solo60: Spring Mews
- 12. Crossfit
- 13. Manor
- 14. Seven Crossfit

## Galleries

- 15. Newport Street Gallery
- 16. Cabinet Gallery
- 17. Corvi-Mora Gallery

## Parks

- 18. Pleasure Gardens
- 19. Farmers market
- 20. Vauxhall bridge
- 21. Battersea park
- 22. Vauxhall park
- 23. Victoria Tower Gardens South





# On your doorstep

From the interconnecting restaurants, bars and gyms forged out of the arches of Vauxhall Station, to the recently renovated Battersea Power Station, the range of experiences available are second to none.



Battersea Power Station ↑



Brunswick House ↓

Vauxhall City Farm ↑



Italo Delicatessen ↓

Lasso Restaurant ↓

Sleven Crossfit ↓





# Walking from Graphite Square

Just a few minutes walk from the River Thames, the building is serviced by a range of transport links, provided by Vauxhall Underground and Overground Station, Vauxhall Bus Station, Thames Clippers from St George Wharf and the Nine Elms Underground station.



### UNDERGROUND KEY

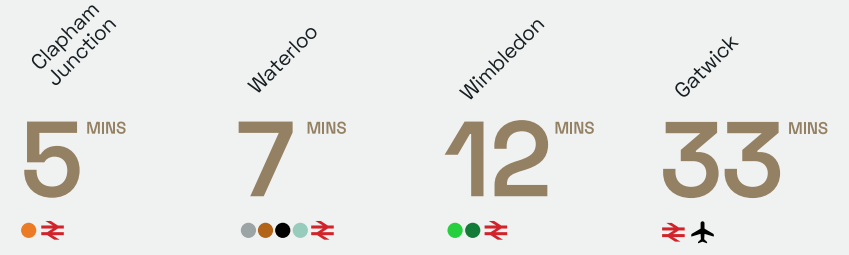
- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Tram Link
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth

# G.SQ

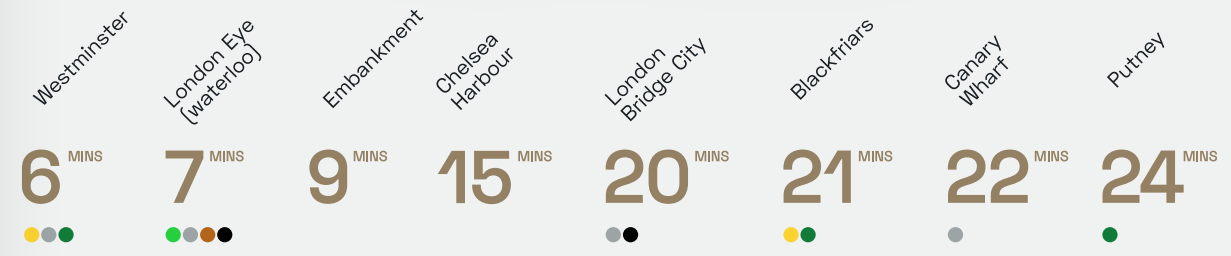
# Victoria Line from Vauxhall



# National Rail from Vauxhall



# Uber boat by Thames Clipper - from Vauxhall (St George Wharf)





# Space to breathe

Green open spaces surround Graphite Square, from Vauxhall Pleasure Gardens to Battersea Park. Whether you want to take a stroll at lunchtime, or clear your mind at night after a busy day in the city, you'll find everything you need here.

Vauxhall pleasure gardens ↓



Battersea Park ↑

Vauxhall Bridge ↓



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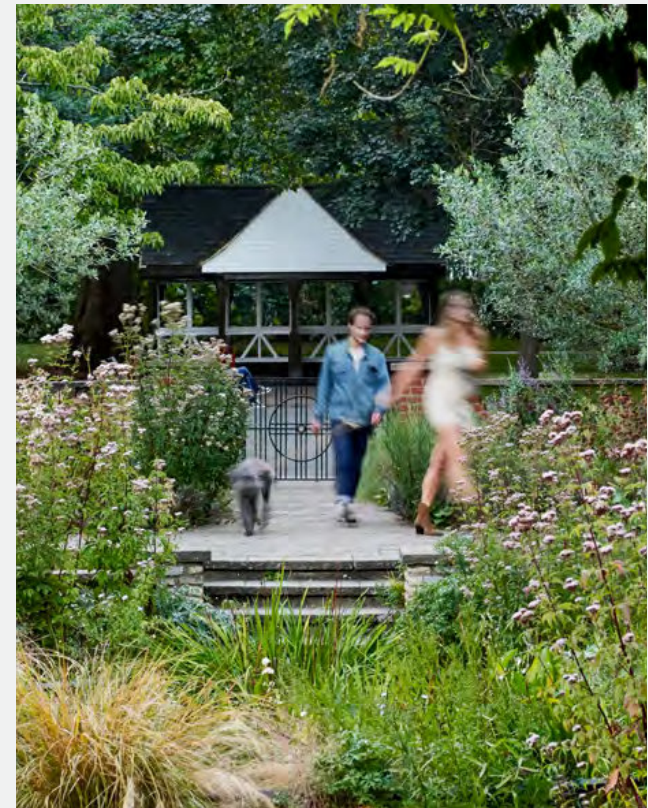


Farmers Market at St Mark's Church ↑



Vauxhall park ↑

Victoria tower gardens south ↑





# Sustainability



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## BREEAM

Excellent



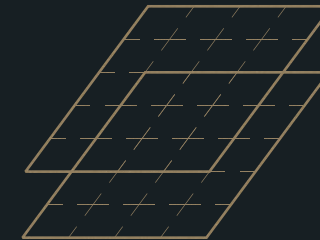
# Air Source Heat Pumps

# LED lighting

throughout with PIR and daylight sensors



## EPC rating



# 620<sup>sqm</sup>

of photovoltaic solar panels





Heat recovery efficiency of 70% on the office floor plates




# Summary specification


## Amenity


 Superloos throughout


 Accessible toilet facilities and shower

 Male and female shower rooms

 Lockers


 126 cycle storage spaces


 4x13 passenger lifts  
1x8 passenger lift


 Coms rooms – incoming data and backbone throughout

## Finishes


 Cat A office specification


 Staircase areas to be exposed concrete finish

 Bin stores with CAT 5 washdown, mechanical extract and access control

 Back of House Provision within basement as per the plans

 Occupational density 1:8 sq m

 Floor to ceiling heights of 3.4 to 4.2m


 On site cafe


 LED lighting


 Revolving main entrance doors

## M&E


 VRV/VRF heating & cooling system

 MVHR ventilation system

 Centralised hot and cold water provision, individually metered by section

 Individually metered power provision to each section

 Sprinkler system throughout

 Concrete finish throughout with exposed services

 Raised access metal tiled floors

Subject to final verification

Computer Generated image of Graphite Square





# History

The original site of Graphite Square was the birthplace of live outdoor entertainment as we know it.

Vauxhall's origins stretch all the way back to the 13th century, when the Gascon mercenary Falkes de Bréauté acquired the manor in 1233 and built Falkes' Hall, later called Fox Hall. Jane Vaux, thought to be a descendant of Falkes de Bréauté, owned a house here in 1615 with eleven acres of grounds called the Spring Gardens. These were opened to the public as a pleasure park in 1660. Famed London diarist Samuel Pepys recorded that he went "by water to Foxhall, and there walked in Spring Gardens." The Park was relaunched in 1732 with greatly enhanced attractions – and the construction of Westminster Bridge in 1750 improved its accessibility. The gardens provided refreshments, concerts, fireworks, displays of pictures and statuary and similar entertainments, and at night were lit by over 1,000 glass lamps hung from the trees. By 1785 they were known as Vauxhall Gardens and such was their prestige that similar parks

were introduced to several European cities, including the Tivoli Gardens in Copenhagen. Vauxhall Gardens closed in 1859 after years of financial difficulties but a small remnant, Spring Gardens, survives opposite the northern end of South Lambeth Road. A little to the south, Vauxhall Park opened in 1890. Industry and commerce flourished along Vauxhall's riverside for more than three centuries, and until very recently continued to do so at nearby Nine Elms. The Vauxhall Ironworks Company built its first car in 1903, badged with Falkes de Bréauté's heraldic griffin; a plaque at Sainsbury's petrol station on Wandsworth Road marks the site of the factory today. The company relocated to Luton in 1905 and became Vauxhall Motors two years later. Inland, surviving Georgian and Victorian terraced houses have been gentrified, while huge sums have been spent on the regeneration of council housing.





# Your Delivery Team

Get in touch with the leasing agents to find out more ↓

## Leasing Agents

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## Developers

**Third.i**

**KINGSHOTT  
HOLDINGS  
LIMITED**

**BMOR.**

## Architects

## DM

Ben Adams Architects



**Trigon**

## Planning

## M&E Consultants

**dp9**

**MAX FORDHAM**

## Cost Consultants

## Interior Designers

**3SPHERE**

**MISK**  
design london



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