



## 10A Flagstaff House

St George Wharf, London SW8 2LE

Available to rent

A modern, fully self-contained ground floor office, available to rent.

The office is conveniently located in the St George Wharf development, benefiting from a private entrance and just a 2-minute walk from Vauxhall Station, providing excellent transport links

### Key features include:

- VRF Air-Conditioning
- Natural light
- Boardroom
- Shower facilities
- Timber floors
- Cat 5 data cabling
- Self-contained
- Two entrances

## Location

The property is located in the heart of Vauxhall, St George Wharf is a riverside development ideally located within a few minutes walk of Vauxhall Station, which offers regular overground and underground services (Victoria Line) into central London.

Flagstaff House is a popular mixed use development, and the surrounding area offers a range of cafés, bars and restaurants including; Pret A Manger, Starbucks Coffee, along with a number of local independent retailers.

## Local transport

Vauxhall - 2 minute walk (Victoria Line, national rail)



Map data ©2022 Google



## Description

The office comprises a self-contained ground and mezzanine suite within the mixed use landmark development of St George Wharf. The ground floor benefits from a meeting room, kitchenette, two toilets with shower facilities, and a comms room. The mezzanine is accessed via an internal spiral staircase which provides an open plan office area with two private offices.

The ground floor has two entrances which allow for a double frontage.



## Measurements (NIA)

Ground-1,260sqft

Mezzanine-890sqft

Total-2,150sqft

## Use

The current permitted use of the building is understood to fall within Class E.

## EPC

Available on request

## TERMS

Offers are sought in excess of £70,000 pa exclusive of business rates and service charge.

## VIEWINGS

To arrange viewing please contact:

George Cracknell

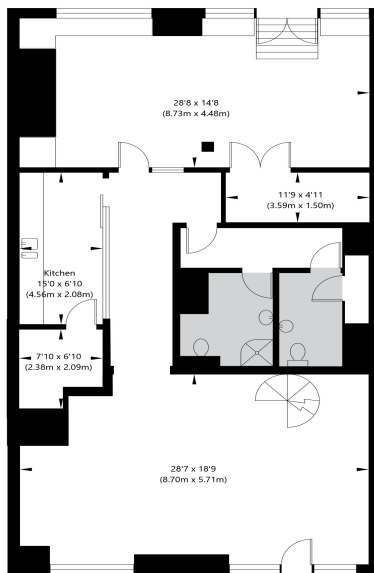
John D Wood

07384 897647

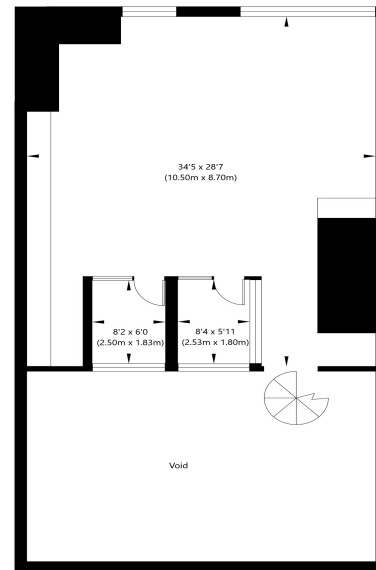
020 7629 9050

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Flagstaff House, St George Wharf, Vauxhall, SW8 2LE



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 141.61 SQ M / 1524 SQ FT



Mezzanine  
GROSS INTERNAL FLOOR AREA  
APPROX. 83.72 SQ M / 901 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 225.33 SQ M / 2425 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.