

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

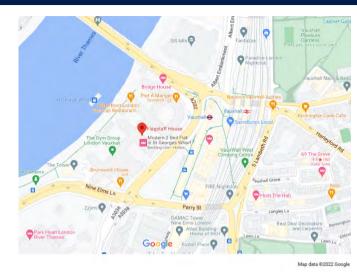
The property is Located in the heart of Vauxhall, St George Wharf is a riverside development ideally located within a few minutes walk of Vauxhall Station, which offers regular overground and underground services (Victoria Line) into central London.

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)





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.

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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 rares and service charge.

VIEWINGS

Toarrangeaviewingpleasecontact:

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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.

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GROSS INTERNAL FLOOR AREA

APPROX. 141.61 SQ M / 1524 SQ FT

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





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

