

Nine Elms Point, 1 Cellini Street, London, SW8 2FQ

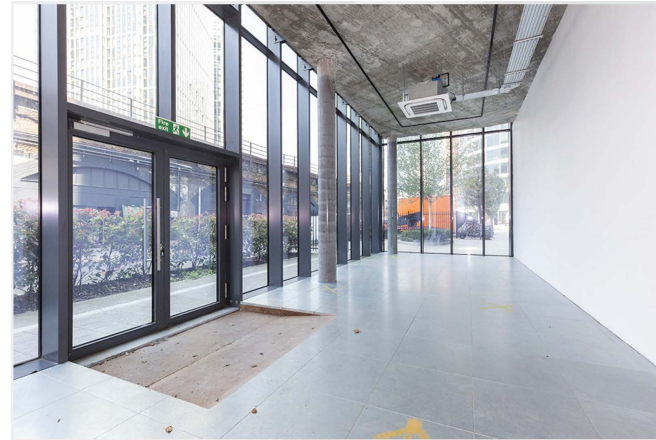
BRAND NEW SELF-CONTAINED OFFICE SPACE TO LET

JOHN D WOOD

Key features:

- Prominent location
- Air conditioning
- Fitted with kitchen, WC's and shower
- Metal access raised access floor
- Excellent natural light

A brand new self-contained office space, within close proximity to Nine Elms Station. The property is spread over 1,855 sq ft, and offers a brand new high specification, fitted office space. The unit has been fitted with raised floors, WCs, a kitchenette and a shower.



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LOCATION

The property occupies a prominent position within Nine Elms Point, almost fronting onto Wandsworth Road. There are a good variety of amenities in the area; Sainsbury's, Starbucks, Waitrose, The Alchemist, Vauxhall Park and more. The office is easily accessible from both Nine Elms underground station (northern line) and Vauxhall underground station (Victorian line) easily accessible.

DESCRIPTION

A self-contained office within a new development within Nine Elms Point. The unit is offered in a brand-new high-spec, fitted condition. The office benefits from raised floors, WC's, a kitchenette and a shower. There is plenty of natural light throughout, with large floor to ceiling windows. The unit also benefits from AC units on each floor.

TENURE

New lease available direct from the landlord, outside of the L&T act 1954. Rent on application.

EPC

C

USE

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

VAT

Applicable

ACCOMMODATION / AVAILABILITY

| Floor | sq ft | sq m | Status |
|--------------|--------------|---------------|------------------|
| Mezzanine | 90 | 8.36 | Available |
| Ground | 872 | 81.01 | Available |
| 1st | 893 | 82.96 | Available |
| Total | 1,855 | 172.34 | Available |

MARKETING AGENTS

For more information or to arrange a viewing, please contact John D Wood or our joint agents on the details below.

| | | | |
|-------------------------------|--|-------------------------------------|--|
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