

PILCHER ● LONDON

bespoke commercial property consultants

**32 vauxhall bridge
road
london, sw1v**

for rent / lease

32,787 sq ft

a comprehensive
redevelopment designed by
buckley gray yeoman architects
that the landlord can finish to a
tenants specification and finish



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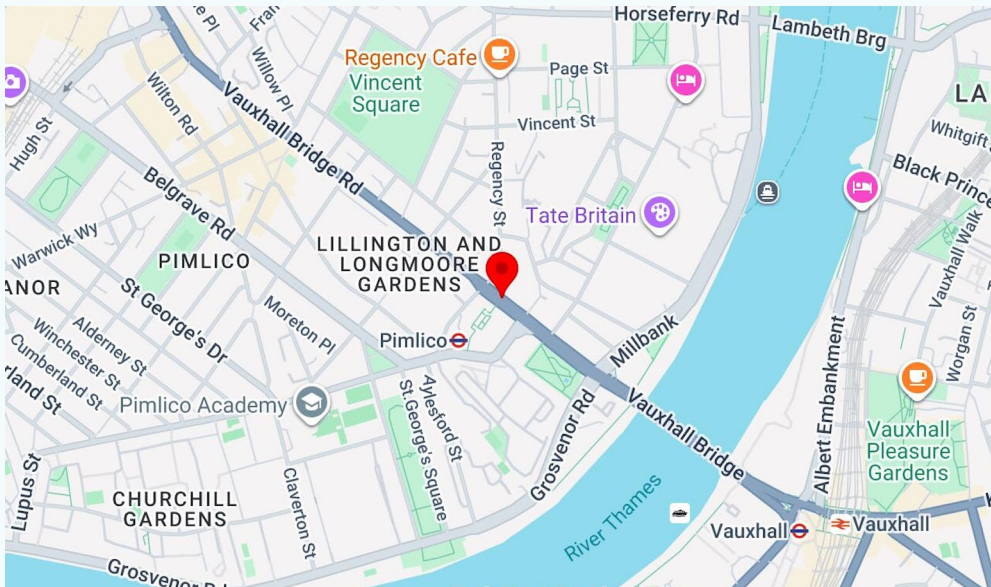


about

our clients have instructed the leading architects buckley gray yeoman to design a self contained building finished to the highest specification with ample terraces.

location

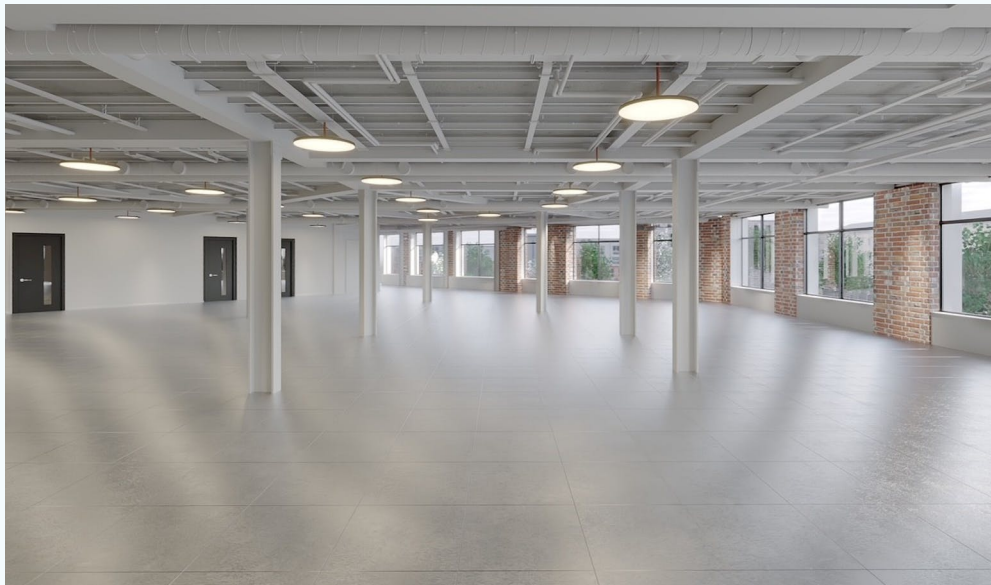
the property is located on the corner of vauxhall bridge road and regency street in close proximity of vauxhall bridge, with pimlico tube station a 1 minute walk away (victoria line).



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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
5th - + 2,314 sq ft terrace	3,961	367.99	coming soon
4th	6,254	581.02	coming soon
3rd	6,469	600.99	coming soon
2nd	6,437	598.02	coming soon
1st - + 248 sq ft of terraces	5,913	549.34	coming soon
ground - + ample end of trip facilities	3,305	307.04	coming soon
total	32,339	3,004.40	

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amenities

- a brand new redevelopment
- over 2,500 sq ft of terraces
- large reception with break out area and greenery
- excellent natural light throughout
- 2 x new lifts
- brand new air conditioning system
- exposed brickwork and exposed steel columns on each floor
- fully accessible raised floors
- 79 cycle spaces, showers and lockers

financials

service charge	n/a
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legal fees

each party to bear their own costs

vat

applicable

lease

new lease

possession

c. 24 months from now

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viewings & more information

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