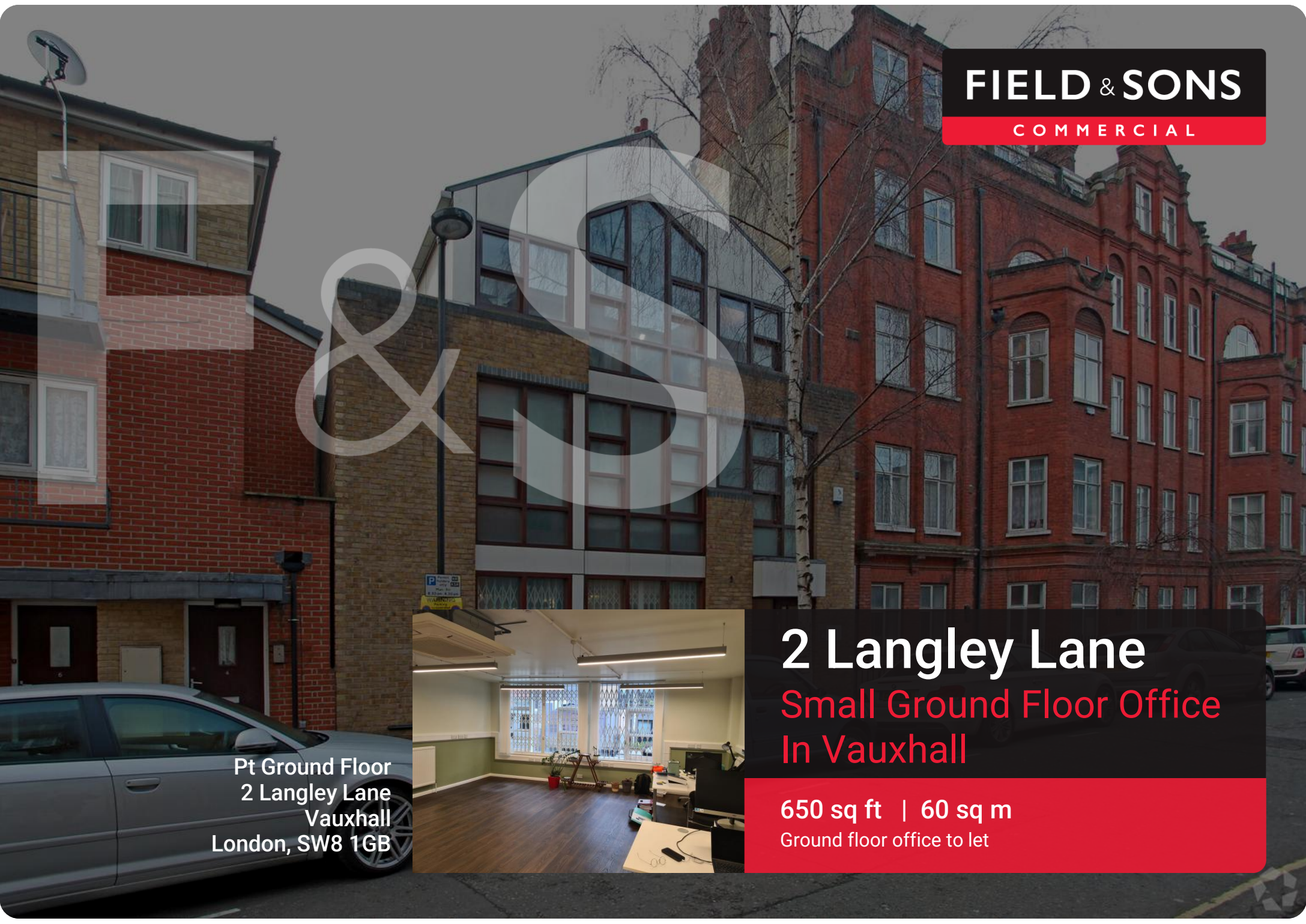




FIELD & SONS

COMMERCIAL



Pt Ground Floor
2 Langley Lane
Vauxhall
London, SW8 1GB

2 Langley Lane

Small Ground Floor Office
In Vauxhall

650 sq ft | 60 sq m

Ground floor office to let

2 Langley Lane

Small Office In Vauxhall

Location

Langley Lane is located off South Lambeth Road, within a five minute walk of Vauxhall mainline (one stop to Waterloo) and Underground (Victoria line) stations.

There are also numerous bus routes running from the main bus terminal in front of the rail station.

The wider Vauxhall area has and continues to undergo extensive residential and commercial redevelopment including the high profile schemes on Bondway, Nine Elms Lane and New Covent Garden, all situated just to the north of the property.

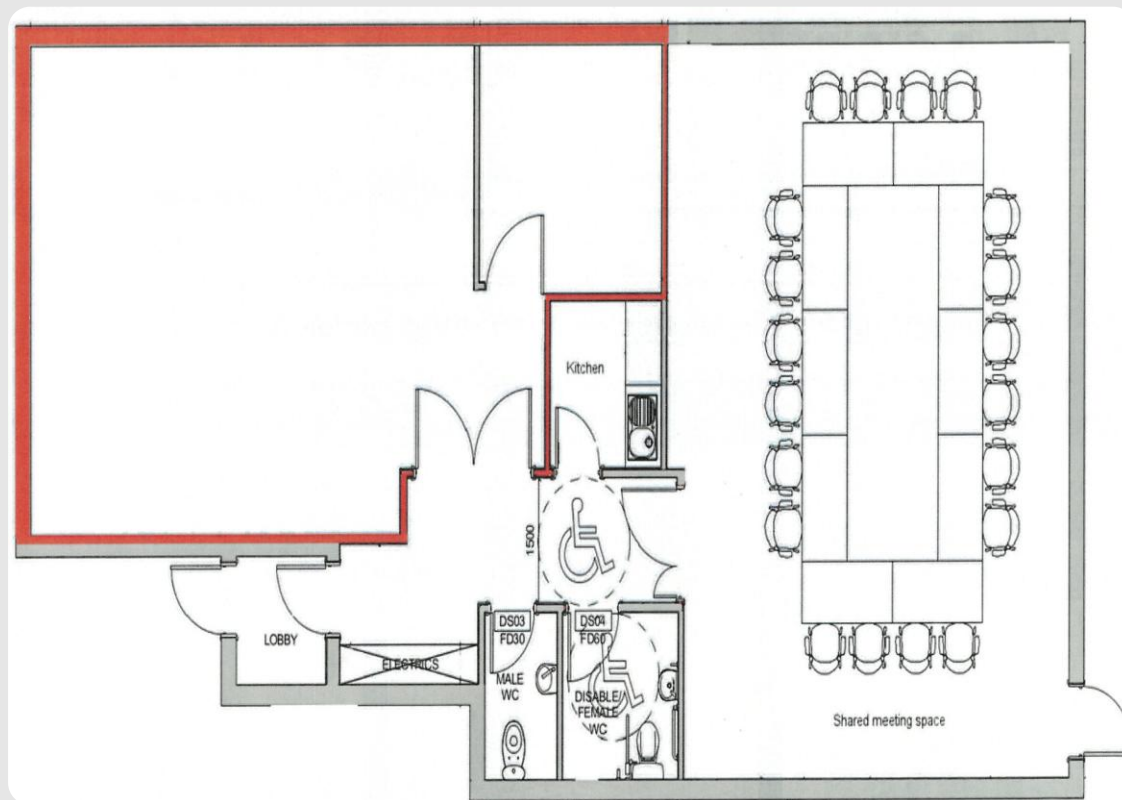
Description

Small ground floor office available within this modern building arranged as a main open plan space plus glazed meeting room. Kitchen point and w.c.s (inc. disabled accessible) in the common parts. Also includes the free use of a large board room.

The approx. floor area is 1,874 sq ft (174 sq m).

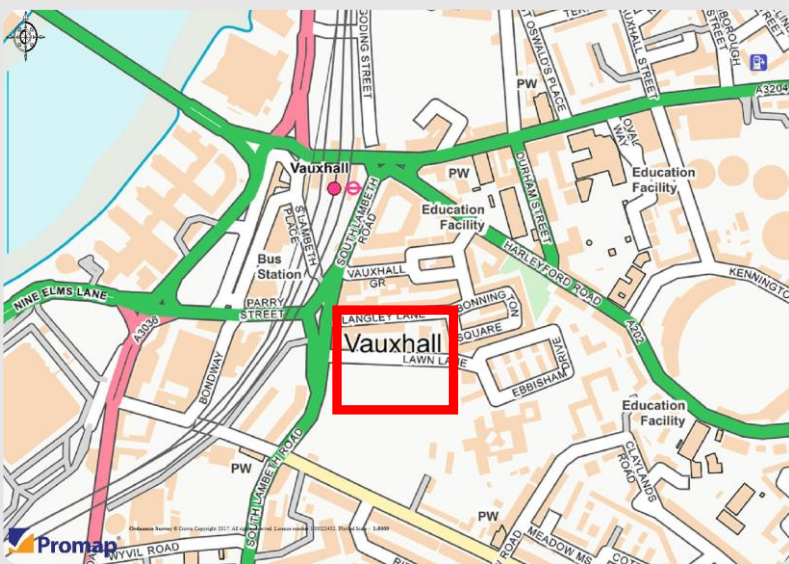
Amenities

- Cooling/heating cassettes
- Perimeter trunking with power & data
- Wood flooring
- Suspended linear LED lighting
- Excellent natural light



2 Langley Lane

Small Office In Vauxhall



Tenure

Available by way of a sublease or assignment until mid-2028. Alternatively a new lease can be available direct from the landlord on terms by arrangement.

Rent

£22,100 per annum, exclusive.

Business rates

Rates payable for the year 2025/26 are approximately £7,405. (Ratable value £16,750).

Service charge

Approx. £2,210 per annum.

Energy performance

EPC Asset Rating = 46 (Band B).

FIELD & SONS
COMMERCIAL

For further details, please contact:
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Tel: **020 7234 9639**
E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz

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