



Unit E, 13 Cellini Street, London, SW8 2FQ

Brand new self-contained office, ready for occupation!

Key Points

- Brand New Office – A self-contained office in a new development.
- Kitchenette & WC with Shower – Convenient in-office amenities
- Good Natural Light – Large glass frontage provide ample daylight.
- Low Business Rates – Potential to benefit from Small Business Rates Relief
- Air Conditioning & Heating – Equipped with modern climate control
- Great Connectivity – Just 2 minutes from Nine Elms Station (Northern Line)
- 400 sq ft (37.16 sq m), ready for occupation
- Nearby Amenities – Close to Sainsbury's, Starbucks, Waitrose, The Alchemist, and Vauxhall Park

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Summary

Available Size	400 sq ft
Rent	£25,000 per annum
Rates Payable	£12.47 per sq ft Potential for SBRR
Service Charge	£2.07 per sq ft
Total	£14.54 per sq ft
Rateable Value	£10,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 a WC with shower facilities, and a kitchenette. There is plenty of natural light throughout, with large floor window frontage. The unit also benefits from AC as well as heaters.

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.

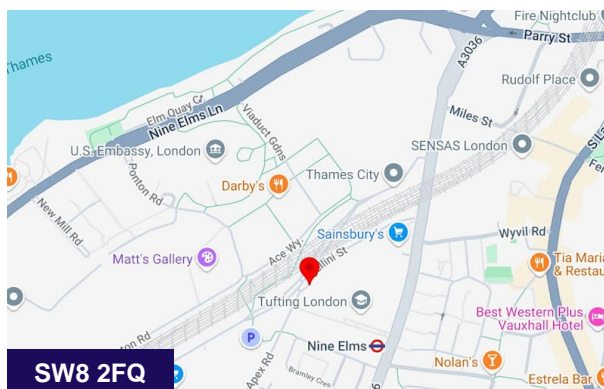
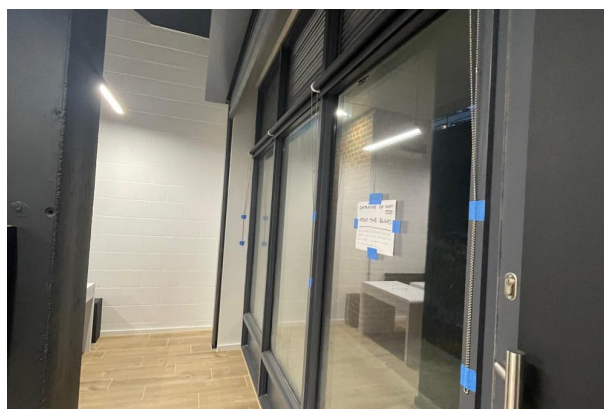
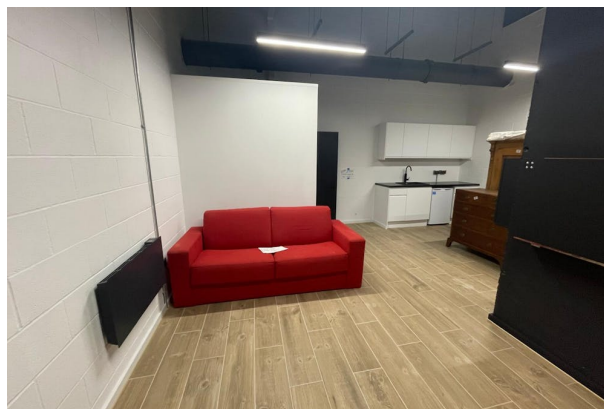
Accommodation

The accommodation comprises the following areas:

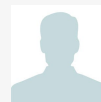
Name	sq ft	sq m	Availability
Ground - Self contained office	400	37.16	Available
Total	400	37.16	

Terms

The property is available by way of a new lease with an asking rent of £24,000 pa.



Get in touch



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