

milesyard.london



# MILES YARD

VAUXHALL SW8 1RP

COMMERCIAL SALE &  
INVESTMENT OPPORTUNITY

# 27,457 SQ FT

Ground floor rental income with vacant upper floors.

# EXECUTIVE SUMMARY.

## Of interest to investors and owner occupiers

Miles Yard is an exceptional investment opportunity offering a combination of secure income and clear potential for growth. Located in the heart of one of London's most exciting regeneration zones, the newly-built property is well-placed to benefit from rising tenant demand and ongoing investment in the area.

**CURRENT INCOME:** £130,538 per annum

**VACANT SPACE:** 23,337 sq ft across five upper floors

**TOTAL SIZE:** 27,457 sq ft

**TENURE:** Freehold

**OFFERS IN EXCESS OF:** £14,250,000



# LOCATION



BATTERSEA POWER STATION

U.S. EMBASSY

WEMBLEY STADIUM

HYDE PARK

WESTMINSTER CATHEDRAL

VAUXHALL PARK

WESTMINSTER ABBEY

BT TOWER

BATTERSEA PARK

NINE ELMS

VICTORIA

PIMLICO

VAUXHALL

M  
MILES YARD  
VAUXHALL





# PROPERTY OVERVIEW.

Miles Yard is a newly built, six-storey Grade A office building located in the heart of Vauxhall, offering a combination of secure income and significant potential for value enhancement.

This property also includes ownership and access to a rooftop sports pitch and a private communal garden, further enhancing its amenities and investment appeal.

Excellent opportunity for investors seeking a part-income-producing asset with flexible asset management options.



<b>BUILDING:</b>	Six-storey commercial property plus basement amenities and rooftop multi-use games area
<b>CURRENT INCOME:</b>	£130,538 per annum (from ground floor)
<b>VACANT SPACE:</b>	23,337 sq ft across five upper floors (typical floors c. 4,690 sq ft)
<b>TENURE:</b>	Freehold
<b>LOCATION:</b>	Zone 1, minutes from Vauxhall Station

# KEY INVESTMENT HIGHLIGHTS.

## IMMEDIATE INCOME STREAM

The ground floor is fully let to ViewSonic Europe Ltd, generating a secure rental income of £130,538 per annum exclusive.

## SIGNIFICANT VALUE POTENTIAL

The five vacant upper floors (23,337 sq ft) provide scope for leasing or owner-occupation.

## PRIME LONDON LOCATION

Located in Vauxhall, Zone 1, benefiting from the £15 billion Nine Elms regeneration, with excellent connectivity and growing tenant demand.

## ASSET MANAGEMENT OPPORTUNITIES

- + Additional CAT A + fitted space.
- + Further splits and customisation of floor plates.
- + Possession of the whole building.
- + Coworking /serviced office provisions.
- + Potential to convert to different uses such as residential, educational or leisure, subject to planning (STP)



# EXCEPTIONAL MODERN SPECIFICATION AND FACILITIES.

## FULL SPECIFICATION:

- + EPC: A-24
- + BREEAM 'Excellent' rating
- + VRF fan coil air conditioning system
- + Strip LED lighting
- + Full access raised floors
- + Finished floor-to-ceiling heights of up to 3 metres
- + Two x 13-person passenger lifts serving all floors
- + CCTV, video entry and door access control systems
- + 50 cycle spaces
- + 5 showers, 75 lockers, 18 self-drying cabinets
- + Occupational density of 1 person per 10 sq m



STRIP LED  
LIGHTING



SUSTAINABILITY  
BREEAM 'EXCELLENT'



GENEROUS FLOOR  
TO CEILING HEIGHTS  
OF UP TO 3 METRES



HIGH SPEED  
BROADBAND



PRIVATE COMMUNAL  
GARDEN



VRF FAN  
COIL HEATING  
& COOLING



BEST-IN-CLASS  
END OF JOURNEY  
FACILITIES



MULTI USE  
GAMES AREA



SECONDARY ENTRANCE  
FOR CYCLING /  
RUNNING COMMUTERS

# TENANCY DETAILS.

## GROUND FLOOR LET TO VIEWSONIC EUROPE LTD

- LET AREA:** 3,481 sq ft
- RENT:** £130,538 per annum exclusive
- LEASE TERM:** 5 years commencing 22 December 2023
- BREAK CLAUSE:** Tenant break at year 3 (6 months' notice required)
- RENTAL INCENTIVES:** Eight months' half rent if the tenant does not exercise the break option
- RENT REVIEWS:** Annual uplifts tied to the Retail Price Index (RPI)
- DEPOSIT HELD:** £78,322.50
- LEASE TYPE:** Full Repairing and Insuring (FRI) equivalent, managed via service charge.



Founded in 1987, ViewSonic is a globally recognised leader in visual display technology, producing monitors, projectors, and interactive displays. Operating in over 100 countries, ViewSonic is a trusted brand in sectors such as education, business, and entertainment.

The company's European operations are headquartered in London, reflecting their long-term commitment to the UK market. Their presence at Miles Yard underscores the asset's appeal to high-quality occupiers.



# TENANCY DETAILS.

## ROOF

### MULTI-USE GAMES AREA

Rooftop Sports Pitch (MUGA)  
let to Downing Students  
(Miles Lambeth) LP Inc.

The multi use games area is a  
community amenity that can be  
booked through a third party.

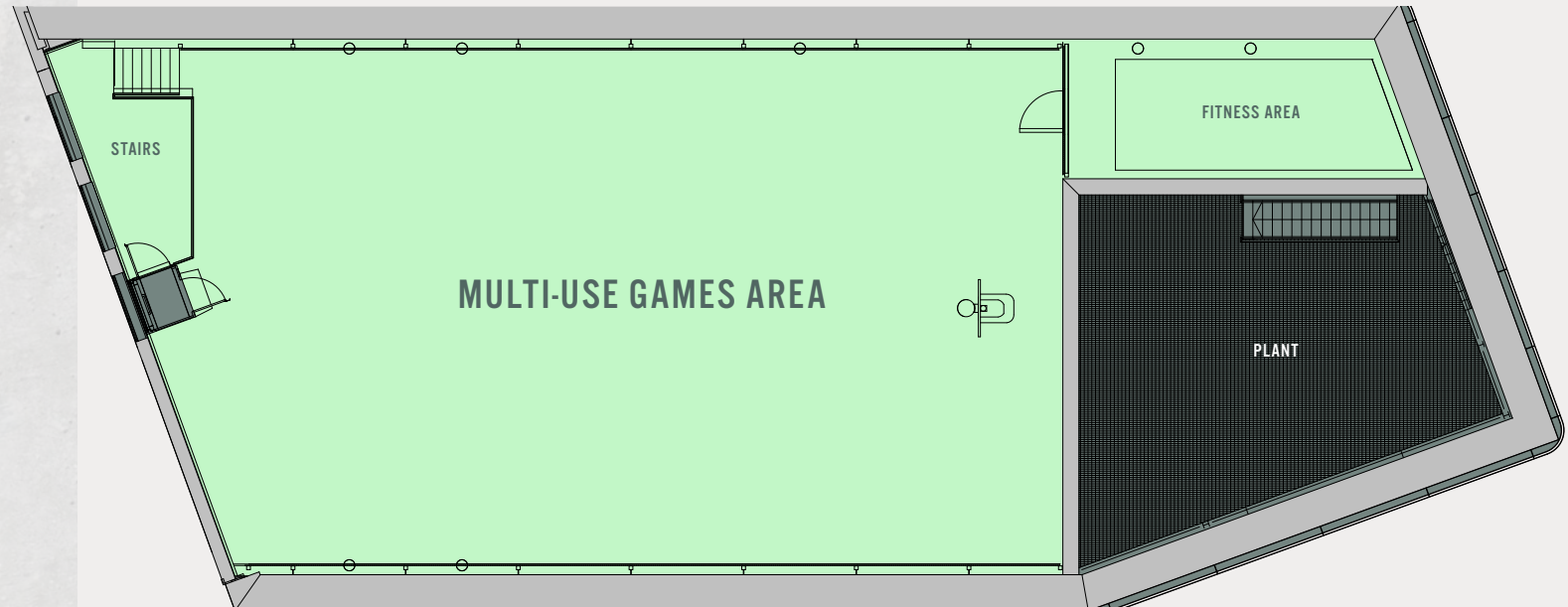
#### RENT:

Peppercorn rent.

#### LEASE TERM:

999 year lease commencing  
31 October 2023.

Tenant responsible for business  
rates and outgoings.



# SIX FLOORS OF EFFICIENT SPACE.

Miles Yard is a substantial commercial building offering versatile business space across six floors, plus a roof top multi-use games area – with significant potential for value enhancement.

## SCHEDULE OF AREAS

	SQ FT	SQ M
5 <sup>TH</sup> FLOOR	4,690	436
4 <sup>TH</sup> FLOOR FITTED CAT A+	4,690	436
3 <sup>RD</sup> FLOOR - 3A	2,225	207
3 <sup>RD</sup> FLOOR - 3B	2,257	210
2 <sup>ND</sup> FLOOR	4,687	435
1 <sup>ST</sup> FLOOR	4,580	426
GROUND FLOOR LET TO VIEWSONIC	3,481	323
<b>TOTAL</b>	<b>27,457</b>	<b>2,550</b>

ROOF

MULTI-USE GAMES AREA

05

4,690 SQ FT

04

FULLY FITTED CAT A+

4,690 SQ FT

03

OFFICE 3A  
2,225 SQ FT

OFFICE 3B  
2,257 SQ FT

02

4,687 SQ FT

01

4,580 SQ FT

G

LET TO VIEWSONIC

RECEPTION

LET TO VIEWSONIC

PRIVATE  
COMMUNAL  
GARDEN

LG

BASEMENT

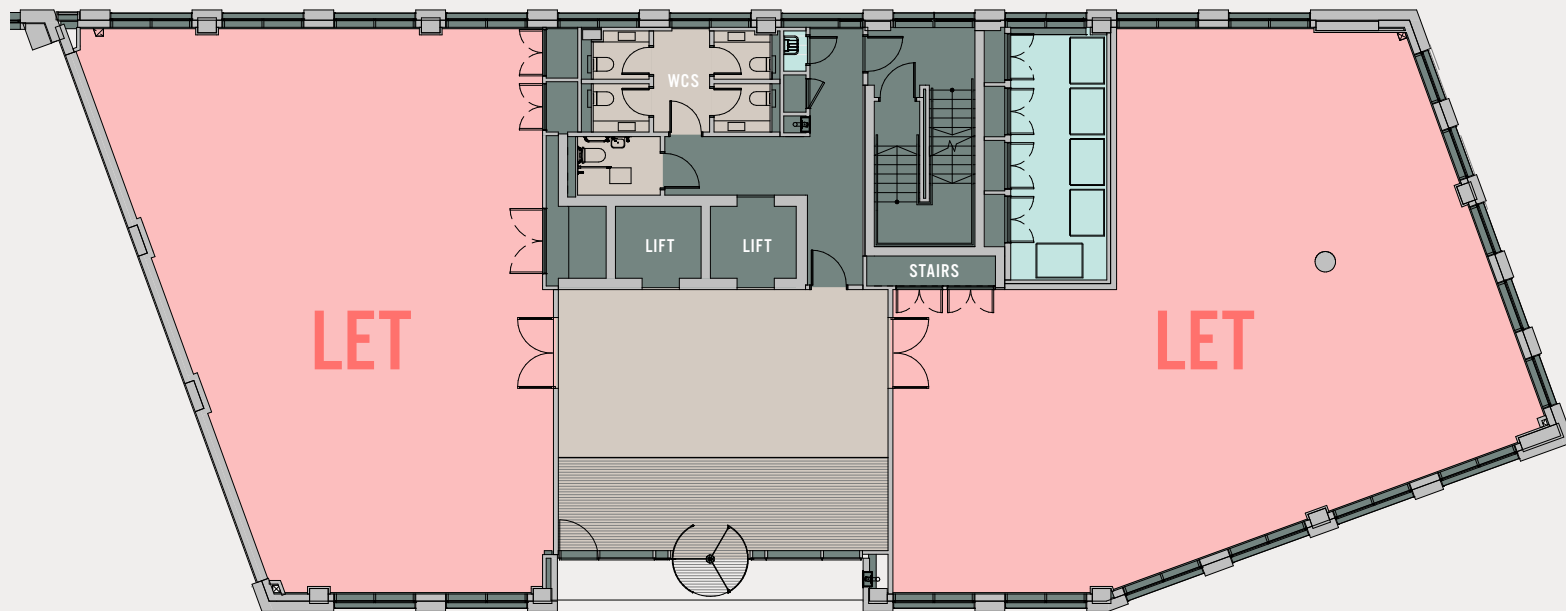
75 lockers and 18 self-drying cabinets  
5 showers (including 1 x DDA compliant)  
50 secure spaces for bikes

# FLOOR PLANS

## G

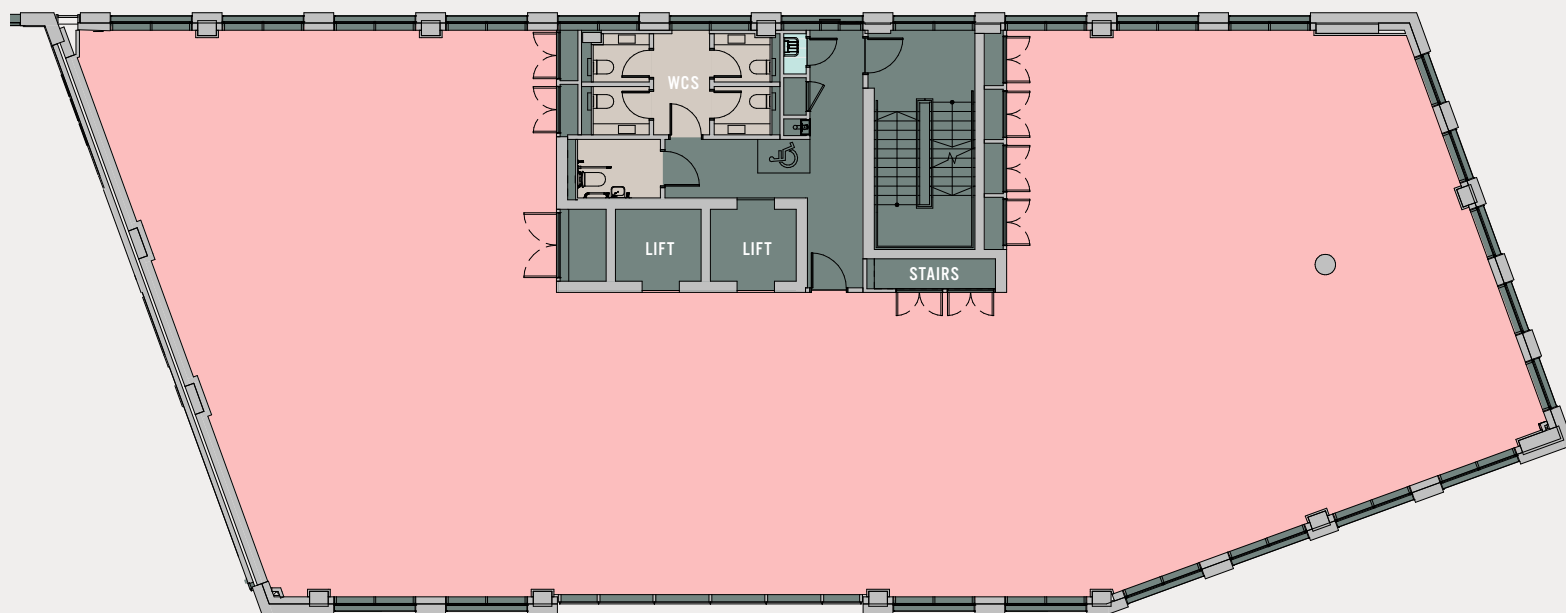
LET TO VIEWSONIC

3,481 SQ FT  
323 SQ M



## 01

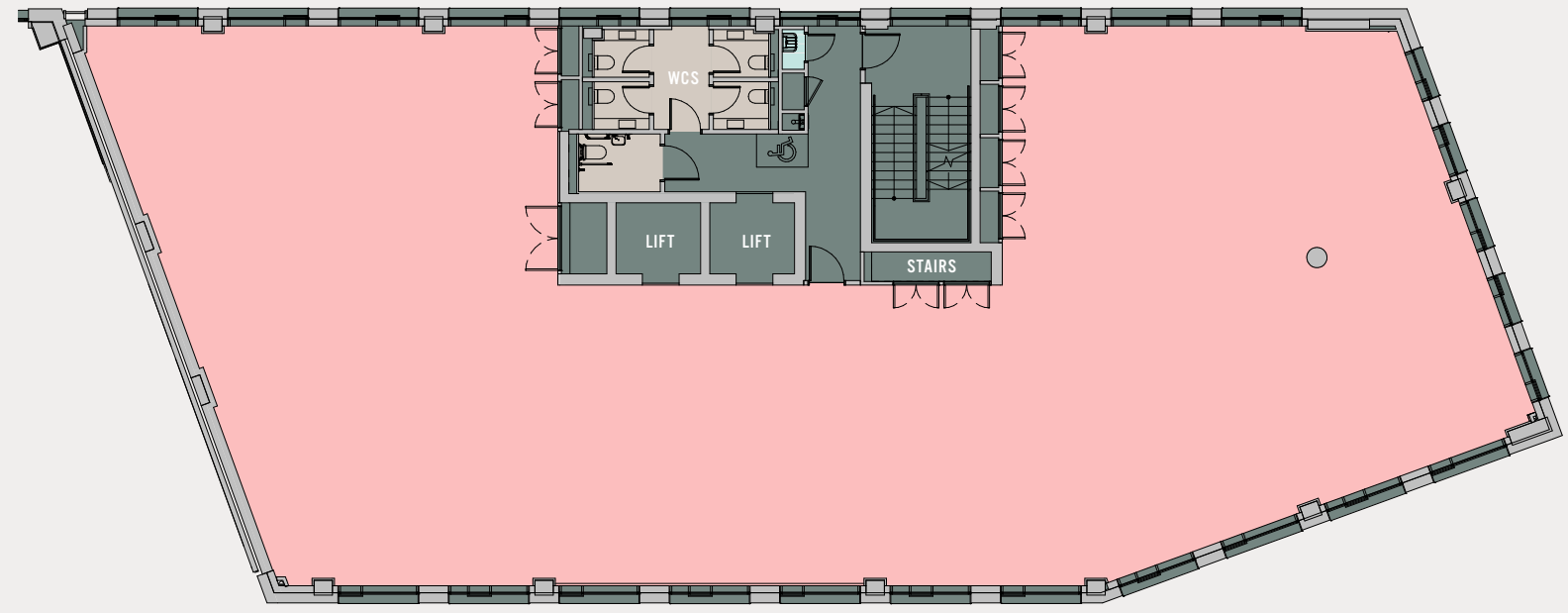
4,580 SQ FT  
426 SQ M



# FLOOR PLANS

## 02

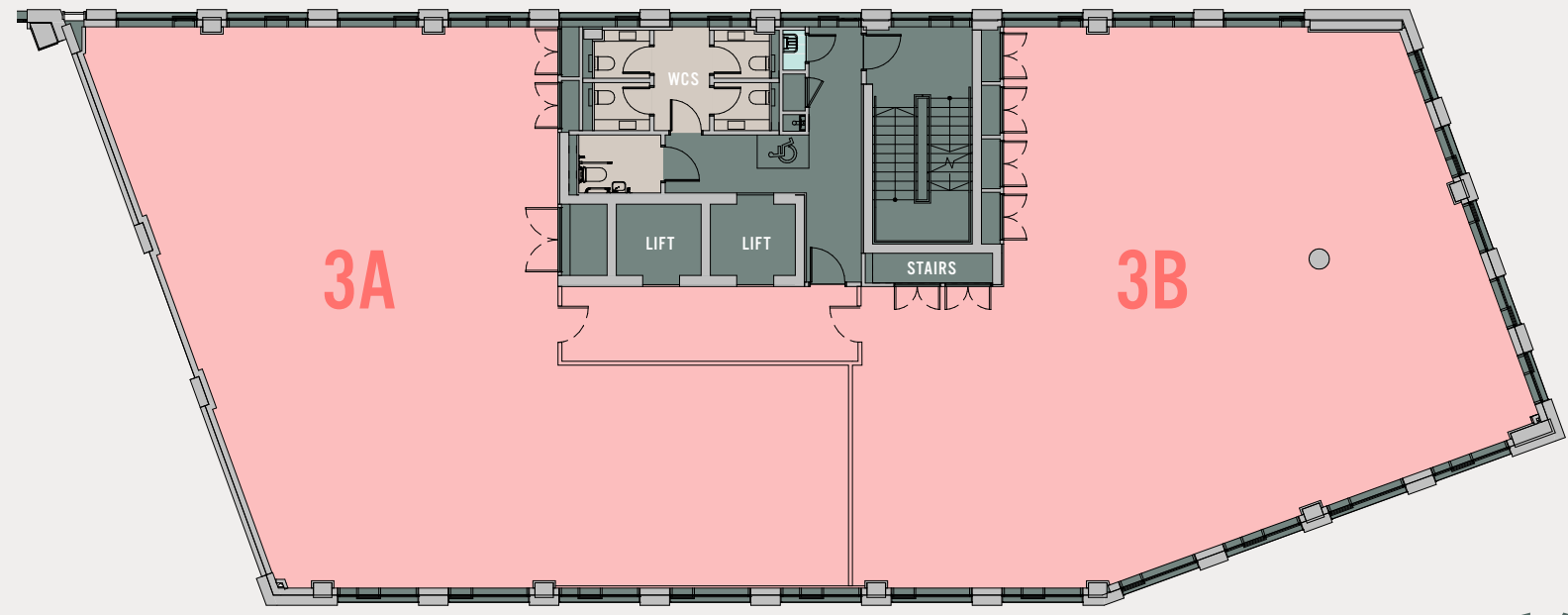
4,687 SQ FT  
435 SQ M



## 03

3A: 2,225 SQ FT  
207 SQ M

3B: 2,257 SQ FT  
210 SQ M



# FLOOR PLANS

## 04

FITTED CAT A+

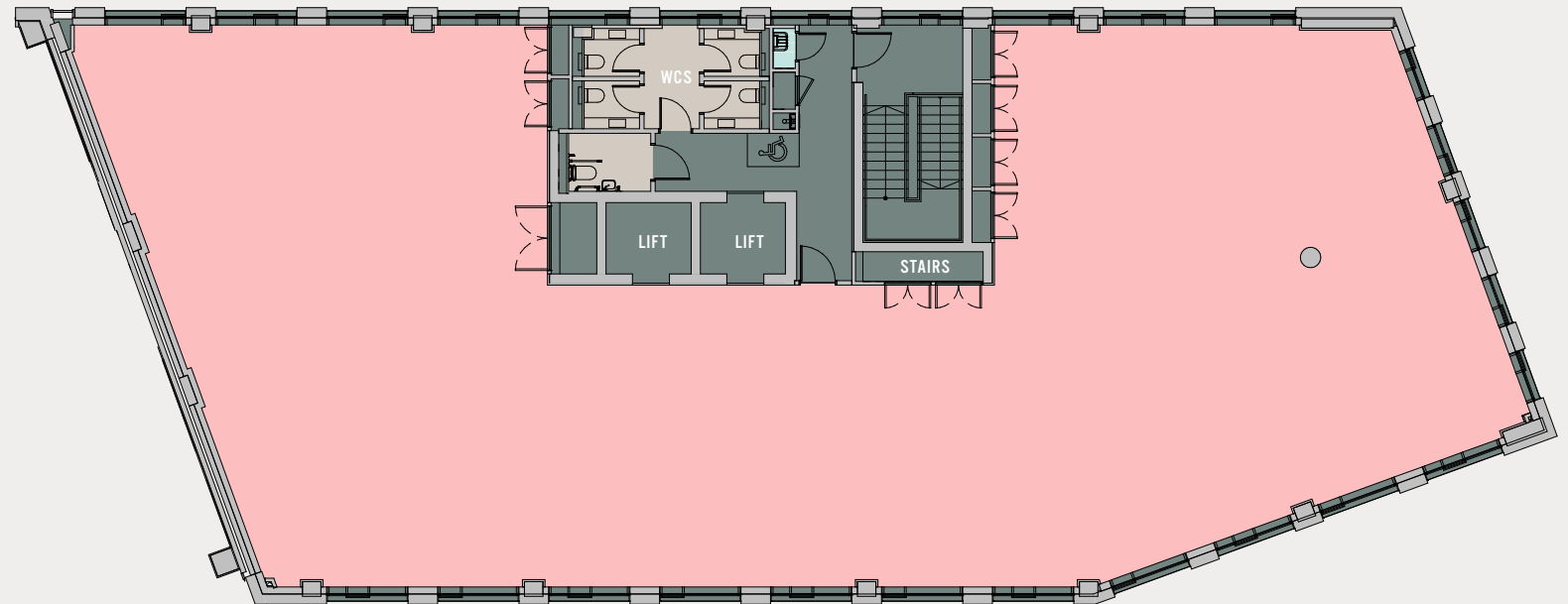
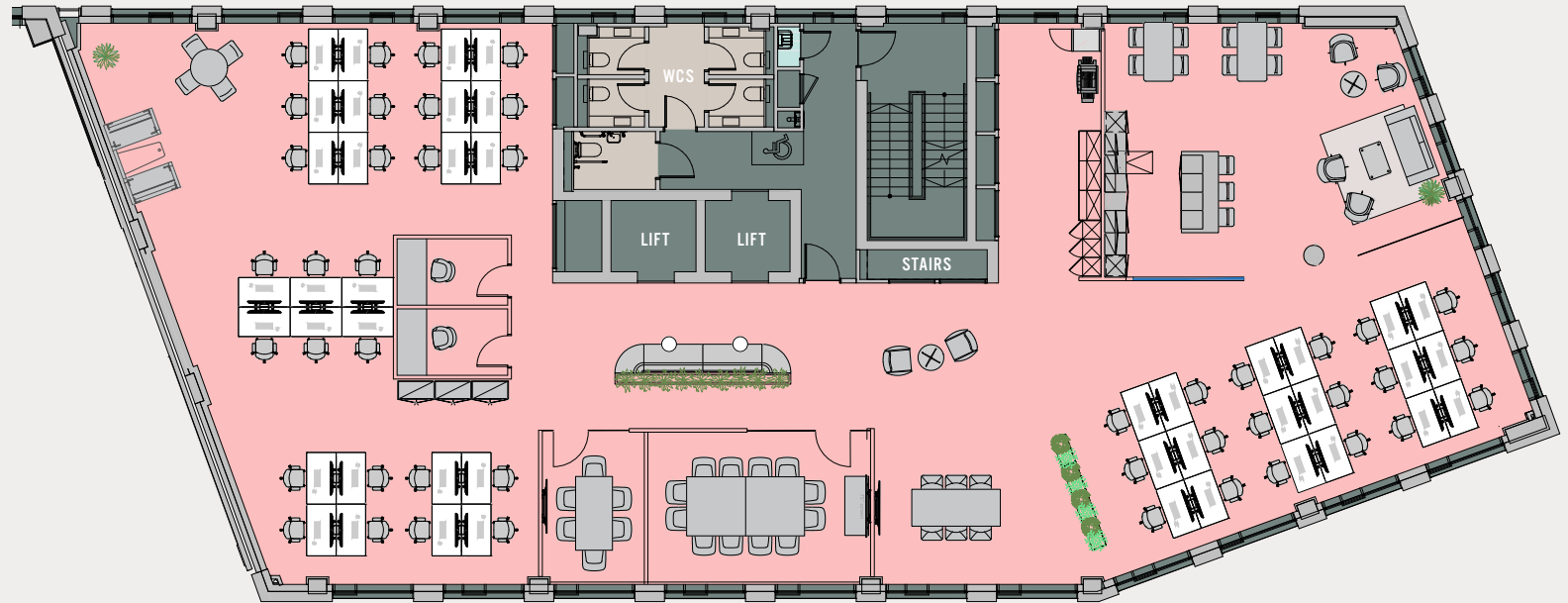
4,690 SQ FT  
436 SQ M

Fitout includes:

- 44 x desks
- 4-person meeting room
- 6-person meeting room
- 12-person meeting room
- 2 x private work booths
- Welcome lounge
- Breakout space
- Collaboration areas
- Kitchen
- 5 x WC's

## 05

4,690 SQ FT  
436 SQ M



# COMPARABLE OFFICE LEASING TRANSACTIONS.



ADDRESS	SIZE (SQ. FT.)	RENT (PER SQ. FT.)	TERM AGREED
<b>Kennington Park</b> Brixton Road Kennington SW9 6DE	5,455	£44.00	5 yrs
<b>Storey Box</b> 80 South Lambeth Road Vauxhall SW8 1RL	7,444	£55.00	5 yrs
<b>Unit 7 Battersea Power Station West</b> Circus Road Battersea SW11 8EZ	5,678	£45.00	5 yrs
<b>The Coade</b> 87-97 Vauxhall Walk Vauxhall SE11 5EL	2,374	£62.00	5 yrs
<b>The Corniche</b> 21 Albert Embankment Vauxhall SE1 7AP	7,594	£49.50	10 yrs
<b>Unit 18 Battersea Power Station West</b> Circus Road Battersea SW11 8EZ	2,082	£45.63	5 yrs
<b>68-70 South Lambeth</b> Vauxhall SW8 1RL	2,924	£40.00	5 yrs



## DISCOVER VAUXHALL.

Miles Yard is ideally situated in Vauxhall, Zone 1, one of London's most vibrant and rapidly evolving districts. The area is part of the £15 billion Nine Elms regeneration, which has transformed the neighborhood into a thriving hub for businesses, residents, and visitors.



### NEIGHBOURHOOD HIGHLIGHTS

#### **Nine Elms Regeneration:**

A large-scale redevelopment featuring luxury housing, office spaces, retail, and leisure facilities.

#### **Landmarks Nearby:**

Battersea Power Station, the US Embassy, and premium riverside developments.

#### **Cultural Appeal:**

Vibrant arts and entertainment, alongside riverside dining and leisure.

ONE OF LONDON'S  
MOST EXCITING  
RIVERSIDE  
DISTRICTS.



LOCATION

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.



ART & CULTURE

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.



# WITHIN EASY REACH.

Miles Yard is just a 2-minute walk from Vauxhall Underground, Overground and Bus Station. With the Northern Line station at Nine Elms now open, frequent services to London Waterloo (including via the Thames River Bus) and fast connections to London's airports, everything is much closer than you might expect.

## VAUXHALL STATION

Just minutes from the property, connecting to:

- Victoria Line (Underground)
- National Rail services
- Major bus interchange
- Central London, the West End, and the wider South East



## LONDON OVERGROUND



## RIVER BUS

## NORTHERN LINE



## TRAVEL TIMES FROM VAUXHALL

### NATIONAL RAIL

Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

### NORTHERN LINE EXTENSION

Kennington	04 mins
Nine Elms	08 mins
Battersea Power St.	10 mins

# AREA AMENITIES.

## RESTAURANTS & BARS

- 1. The Alchemist
- 2. The Black Dog
- 3. Darby's
- 4. The Fentiman Arms
- 5. LASSCO Brunswick House
- 6. Linnaean
- 7. The Rose Pub
- 8. Tamesis Dock
- 9. Market Place Vauxhall

## CAFÉS

- 10. Parco Café
- 11. Pret a Manger
- 12. Starbucks
- 13. Tea Shop Theatre
- 14. GAIL's

## GYMS

- 15. Crossfit Vauxhall
- 16. The Gym
- 17. Vauxhall Leisure Centre

## HOTELS

- 18. Crowne Plaza London - Albert Embankment
- 19. Holiday Inn
- 20. Park Plaza London Riverbank

## RETAIL

- 21. Sainsbury's
- 22. Waitrose

## ART, CULTURE & LIFESTYLE

- 23. Battersea Power Station
- 24. Gasworks
- 25. Newport St Gallery
- 26. The Oval Cricket Ground
- 27. Tate Britain
- 28. Vauxhall Pleasure Gardens

## LOCAL OCCUPIERS

- 29. Apple
- 30. Runna
- 31. Penguin / DK
- 32. U.S. Embassy



MILES YARD, 6 MILES STREET, VAUXHALL, LONDON SW8 1RP





**MILES YARD**

VAUXHALL

milesyard.london

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## SALE SUMMARY

- FREEHOLD SALE
- OFFERS IN EXCESS OF £14,250,000 SUBJECT TO CONTRACT
- THE PROPERTY IS ELECTED FOR VAT

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## FOR FURTHER INFORMATION

For further details, or to arrange a viewing, please contact:



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