
Retail and Leisure Opportunities

Last 2 remaining units

Eg:

Welcome to the neighbourhood

Nine Elms is one of the biggest transformation stories London has ever seen. After decades of planning, it has come to life with over 40 new developments. At its very heart is Embassy Gardens.

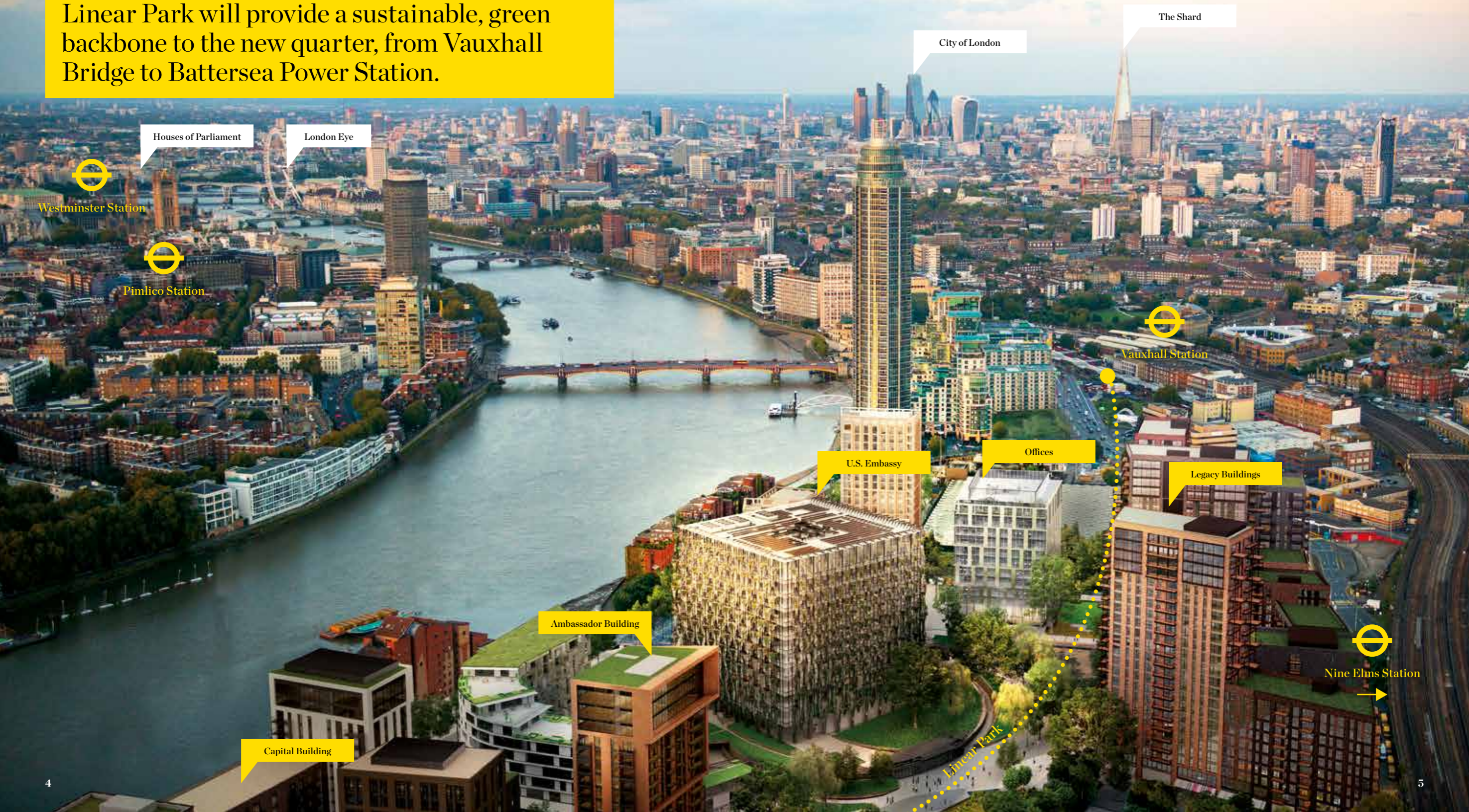
A design-led riverside district on London's South Bank, Embassy Gardens is a short walk from Vauxhall station (zone 1), with the new Nine Elms Tube station open just around the corner.

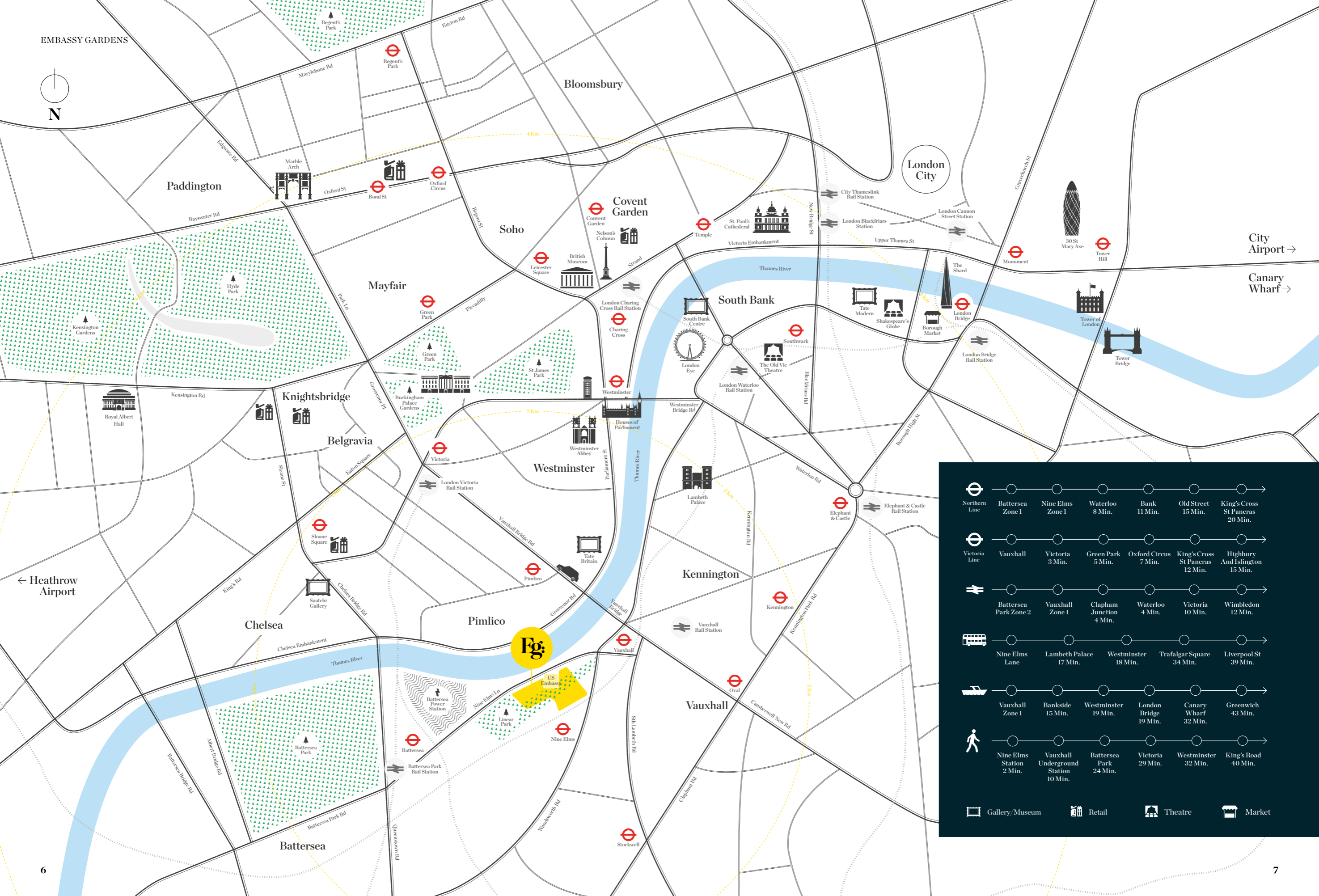
Linear Park, a new 11 hectare green space, is a key element of the Nine Elms development, bringing art and nature to the area. Spanning from Vauxhall station to the iconic Battersea Power Station, this green space provides a sustainable backbone to the quarter. Inspired by the High Line in New York, it sits beautifully alongside the new US Embassy, itself a cultural anchor for this new district.

This area sets a high standard for the future of London development.



With over 1,750 new homes, 850,000 sq ft of offices and 80,000 sq ft of shops and restaurants, Embassy Gardens is at the heart of Nine Elms. Linear Park will provide a sustainable, green backbone to the new quarter, from Vauxhall Bridge to Battersea Power Station.





EMBASSY GARDENS



Paddington

Bloomsbury

London City

City Airport →

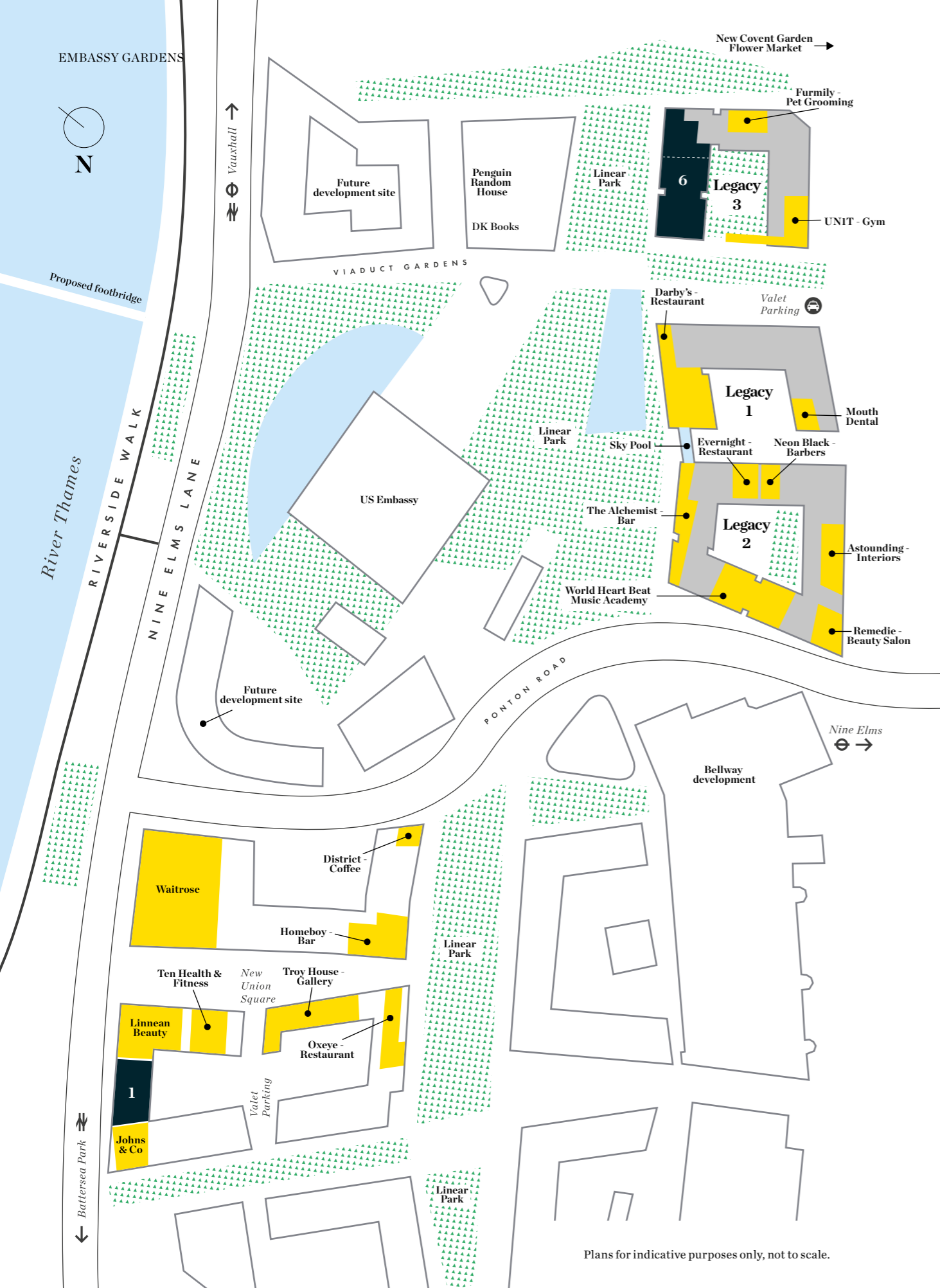
Canary Wharf →

← Heathrow Airport

Eg.

	Battersea Zone 1	Nine Elms Zone 1	Waterloo 8 Min.	Bank 11 Min.	Old Street 15 Min.	King's Cross St Pancras 20 Min.
	Vauxhall	Victoria 3 Min.	Green Park 5 Min.	Oxford Circus 7 Min.	King's Cross St Pancras 12 Min.	Highbury And Islington 15 Min.
	Battersea Park Zone 2	Vauxhall Zone 1	Clapham Junction 4 Min.	Waterloo 4 Min.	Victoria 10 Min.	Wimbledon 12 Min.
	Nine Elms Lane	Lambeth Palace 17 Min.	Westminster 18 Min.	Trafalgar Square 34 Min.	Liverpool St 39 Min.	
	Vauxhall Zone 1	Bankside 15 Min.	Westminster 19 Min.	London Bridge 19 Min.	Canary Wharf 32 Min.	Greenwich 43 Min.
	Nine Elms Station 2 Min.	Vauxhall Underground Station 10 Min.	Battersea Park 24 Min.	Victoria 29 Min.	Westminster 32 Min.	King's Road 40 Min.

Gallery/Museum Retail Theatre Market



Plans for indicative purposes only, not to scale.

Schedule of available units

Phase 1:	Sqft	Rent (PAX)*	Potential use	Ceiling Height (mm)
Unit 1. 47 Nine Elms Lane				
Mezzanine	612			
Ground	3,240			
Total	3,852	POA	Retail/Fitness	

Phase 3: / A03:				
Unit 6. 4 Viaduct Gardens	6,076	POA	Restaurant/Retail	5,685
	(Option to split)			

*Rent payable will be higher of base rent or 10% of turnover, whichever is the higher.





DARBY'S

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This is Embassy Gardens

‘This is a wonderful new space at the heart of one of London’s most exciting developments.’

Ian Hudson, CEO, DK

In excess of 2 million sq ft of offices in Nine Elms



Home to Europe’s highest sky pool

Linear Park, a new 11 hectare green space running through Embassy Gardens, connects Vauxhall to Battersea Power Station



3 of London’s major airports less than 40 minutes away

20,000 apartments in total to be built in Nine Elms



Northern Line extension now open with Nine Elms station adjacent to Embassy Gardens

Apple, Penguin Random House and DK are among the companies moving in to Nine Elms



25,000 new workers in Nine Elms



The crown jewel of the Nine Elms

As the area continues to transform and attract the likes of Apple, Penguin, Random House and DK, London's centre of power begins to move south, bringing with it people, art and culture.

A key element of the overall masterplan for Nine Elms is the Linear Park, running from Vauxhall Bridge to the Battersea Power Station site, providing a sustainable, green backbone to the new quarter. The Park will open up a new pedestrian and cycle route through Embassy Gardens, containing 80,000 sq ft of retail and restaurant space.

Float through a 25-metre crystal clear, acrylic pool that stretches between two buildings. There's no other pool like it in the world.

Spanning the Embassy Gardens' Legacy Buildings is the Sky Pool, the world's first 'floating' swimming pool, allowing members of the development's exclusive Egle Club to glide between buildings 35 metres up in the sky.

It's underneath this impressive Sky Pool where Irish Masterchef judge, Robin Gill, has opened Darby's, his biggest restaurant project to date.

This buzzing neighbourhood is one of the most desirable addresses in London.





ECOWORLD **ballymore.**
CREATING TOMORROW & BEYOND

A JOINT DEVELOPMENT

EcoWorld and Ballymore Group’s joint venture incorporates some of London’s most exciting and innovative residential developments, representing a careful balance of investment in three of the most important waterside development projects in London’s future, both east and west: Embassy Gardens (Phase 2), London City Island (Phase 2) and Warden London.

Individually, our companies have become highly regarded for the excellence and sensitivity of our developments. Together, we are creating spectacular new residential destinations with an unrivalled attention to detail. The imagination and expertise that our two companies contribute to each development combines to create one of the few portfolios in London with such vision and ambition.

Contact details:

For further details and to arrange a viewing please contact Shackleton:
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SHACKLETON

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Lease terms

Units are available on new full repairing and insuring leases. Further information upon application.

Service charge and insurance

Service charge and insurance contribution will be calculated on a floor area apportionment basis, and will be payable for the duration of the term. Full details are available on request.

Business rates

Business rates are yet to be assessed.

Legal costs

Each party is to bear their own legal costs in connection with the letting.

EPC

Available on request.

Viewing

Through solely retained agents, Shackleton.

Property misdescriptions act 1991 / misrepresentation act 1967. Shackleton act for themselves and for the vendors of this property whose agents they are given notice that these particulars do not form any part of any other offer or contract. The statements contained herein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, and intending purchaser must satisfy himself as to the correctness of each of the statements made herein. The vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty what-ever in relation to this property. Designed by bandstand. BS3516. June 2019.

CGIs are indicative only.

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