

S T O R

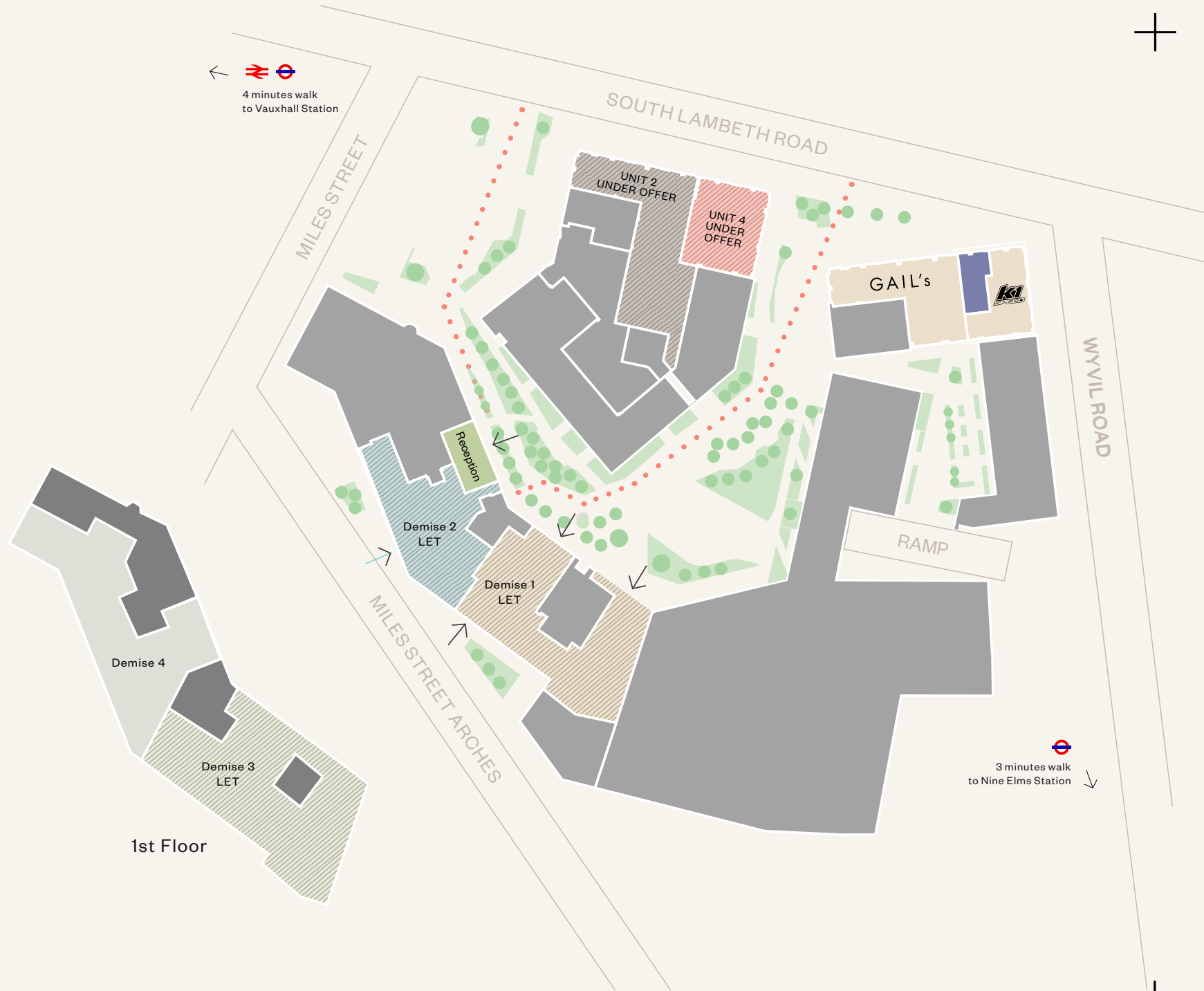
FINAL 5,901 SQ FT  
FURNISHED UNIT AVAILABLE  
WITHIN A RETAIL &  
LEISURE CAMPUS

80 SOUTH LAMBETH ROAD  
VAUXHALL

A GENERAL PROJECTS  
DEVELOPMENT

Y B O X

# The Campus Ground Floor



# Part 1st Floor Demise Split

Part 1st floor 5,901 sq ft demise  
thoughtfully furnished with  
flexibility in mind.



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DEMISE 4

NIA: 5,901 SQ FT - 548.2 SQM  
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F I R S T

F L O O R





1st Floor



# Part 1st Floor Demise 4

MILES STREET ARCHES

WYVIL ROAD



## DEMISE 4

NIA: 5,901 SQ FT - 548.2 SQM

Desks: 60

Zoom rooms: 4

Booths: 4

Meeting Rooms: 1x12 person  
1x6 person  
1x4 person  
1x2 person

Kitchen, Breakout & Storage

SOUTH LAMBETH ROAD



1st Floor



# Campus Stats



## CAT B DESIGN

Turnkey workspaces



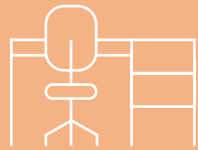
## OCCUPANCY DENSITY

1 Person per 8 sqm



## FLOOR TO CEILING HEIGHTS

Voluminous spaces with 3.3m to 4.6m  
ceiling heights



## HASSLE FREE

Inclusive of fit out and furniture



## MIXED-USE CAMPUS

Workspace, F&B, Retail  
and Leisure destination



## TRANSPORT

3-4 Minutes walk from Vauxhall  
and Nine Elms



## OUTDOOR SPACE

Centred around a public 1-acre  
landscaped garden with artwork  
from Tom Price



## SUSTAINABILITY

BREEAM 'Very Good' and EPC B



## AMENITIES + WELLNESS

5 showers, 42 lockers and 82 secured  
bicycle spaces



# Key Specs

## FEATURES

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- + Dedicated reception with high quality materials
- + Incoming capped services
- + BREEAM 'Very Good'
- + EPC B

## OCCUPANCY RATIOS

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- + Office — 1:8 sqm
- + WC — 1:10 sqm
- + Plant — 1:8 sqm
- + Escape — 1:6 sqm

## CAT A DESIGN

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- + Exposed air conditioning
- + New metal tile raised access floor
- + Suspended LED lighting
- + New WCs
- + One 10 person lift
- + 3.3 to 4.6m ceiling heights

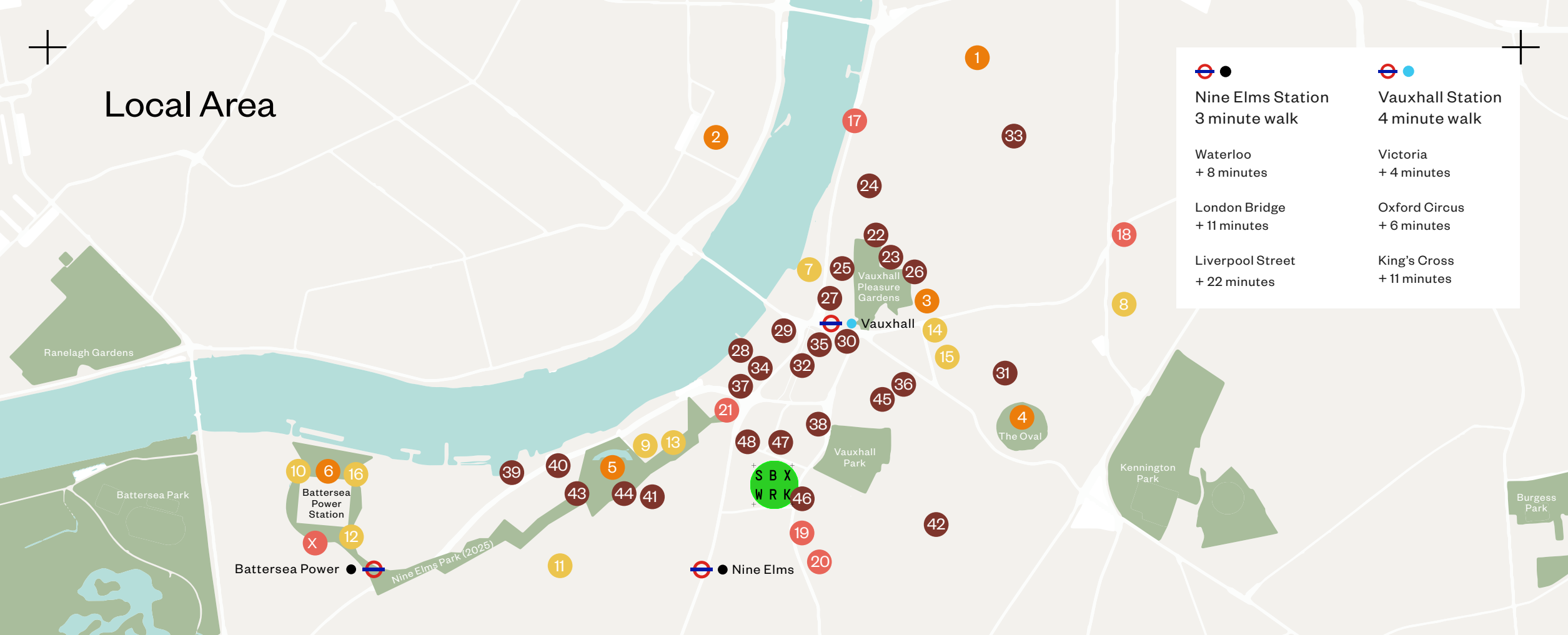
## WELL BEING & SUSTAINABILITY

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- + 82 secured bicycle spaces
- + Changing rooms with 4 showers and 1 accessible shower
- + 42 lockers



# Local Area



|                                    |                                   |
|------------------------------------|-----------------------------------|
|                                    |                                   |
| Nine Elms Station<br>3 minute walk | Vauxhall Station<br>4 minute walk |
| Waterloo<br>+ 8 minutes            | Victoria<br>+ 4 minutes           |
| London Bridge<br>+ 11 minutes      | Oxford Circus<br>+ 6 minutes      |
| Liverpool Street<br>+ 22 minutes   | King's Cross<br>+ 11 minutes      |

## Landmarks / Cultural

- 1 Newport St. Gallery
- 2 Tate Britain
- 3 Vauxhall City Farm
- 4 Oval Cricket Ground
- 5 US Embassy, London
- 6 Battersea Power Station

## Office Occupiers

- 7 Comic Relief
- 8 Sporting Index
- 9 Penguin Random House
- 10 SharkNinja
- 11 Chocolate Films
- 12 Apple
- 13 Perrett Laver
- 14 Bloom and Wild
- 15 Nutmeg
- 16 Foster & Partners

## Hotels

- 17 Park Plaza
- 18 The Tommyfield
- 19 Holiday Inn Express
- 20 Best Western Plus
- 21 Park Hyatt (2022)
- X Art'otel

## Local Amenities

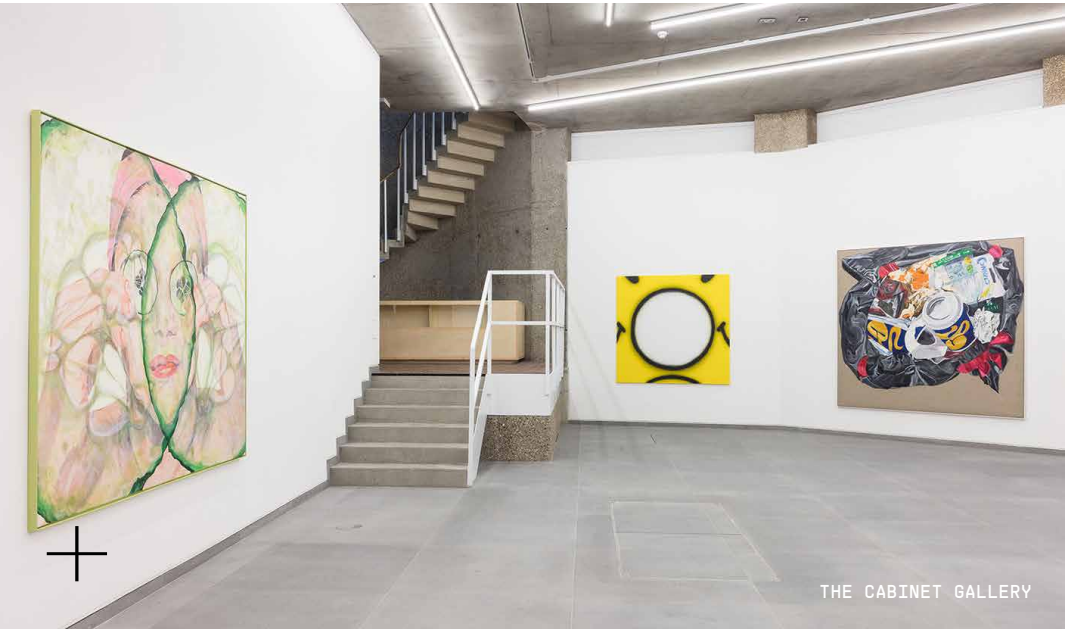
- 22 The Black Dog
- 23 Tea House Theatre
- 24 Slevin Fitness
- 25 Mother Kellys
- 26 Cabinet Gallery
- 27 Above The Stag
- 28 The Riverside
- 29 Pret
- 30 Market Place
- 31 Gasworks
- 32 Little Waitrose

- 33 The Foundry
- 34 The Gym Group
- 35 Starbucks
- 36 Bonnington Café
- 37 Brunswick House & Garden
- 38 Vauxhall Leisure Centre
- 39 The Black Cab Coffee Co
- 40 Waitrose
- 41 Darby's
- 42 The Fentiman Arms
- 43 District

- 44 The Alchemist
- 45 Italo Deli
- 46 Gail's Bakery
- 47 Kapihan
- 48 Sainsbury's / Starbucks
- Watchhouse Battersea
- metropolis food hall
- Passyunk Avenue
- Oxeye
- Linnaean
- Nostos Coffee
- Sticks n Sushi Battersea



# Local Area



# Project Teams

## DEVELOPMENT

- + Developer  
General Projects
- + Architect  
Studio RHE
- + CAT B Design  
Oktra

## LEASING

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Y B O X  
. C O M



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