

milesyard.london



MILES YARD

VAUXHALL SW8 1RP

2,225 - 23,337 SQ FT
FULLY FITTED OFFICE SPACE
NOW AVAILABLE

DEVELOPED, OWNED AND MANAGED BY  **DOWNING**

AN INSPIRING PLACE TO WORK.

NOW AVAILABLE AS WHOLE
FLOORS OR SPLIT WITH EITHER
CAT A AND CAT A+
2,225 - 23,337 SQ FT

A perfectly formed, self-contained HQ-style building, the interiors have been carefully designed to match the work lifestyle choices of today's modern occupiers.

The scheme considers sustainability in its contemporary workspace having achieved BREEAM 'Excellent' and EPC A.





1st Floor



Communal Garden



Multi Use Games Area



Bike Storage



Building Reception

VERSATILE SPACE,
WITH AN ABUNDANCE
OF NATURAL LIGHT.

WORKSPACE THAT SETS YOU
APART

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
- + Car parking available
- + 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

SPACE TO
CREATE AND
MAKE YOUR
MARK.



SIX FLOORS OF EFFICIENT OFFICE SPACE.

SCHEDULE OF AREAS

	SQ FT	SQ M
5TH FLOOR	4,690	436
4TH FLOOR FITTED CAT A+	4,690	436
3RD FLOOR - 3A	2,225	207
3RD FLOOR - 3B	2,257	210
2ND FLOOR	4,687	435
1ST FLOOR	4,580	426
GROUND FLOOR	LET TO VIEWSONIC	
TOTAL	23,337	2,168

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

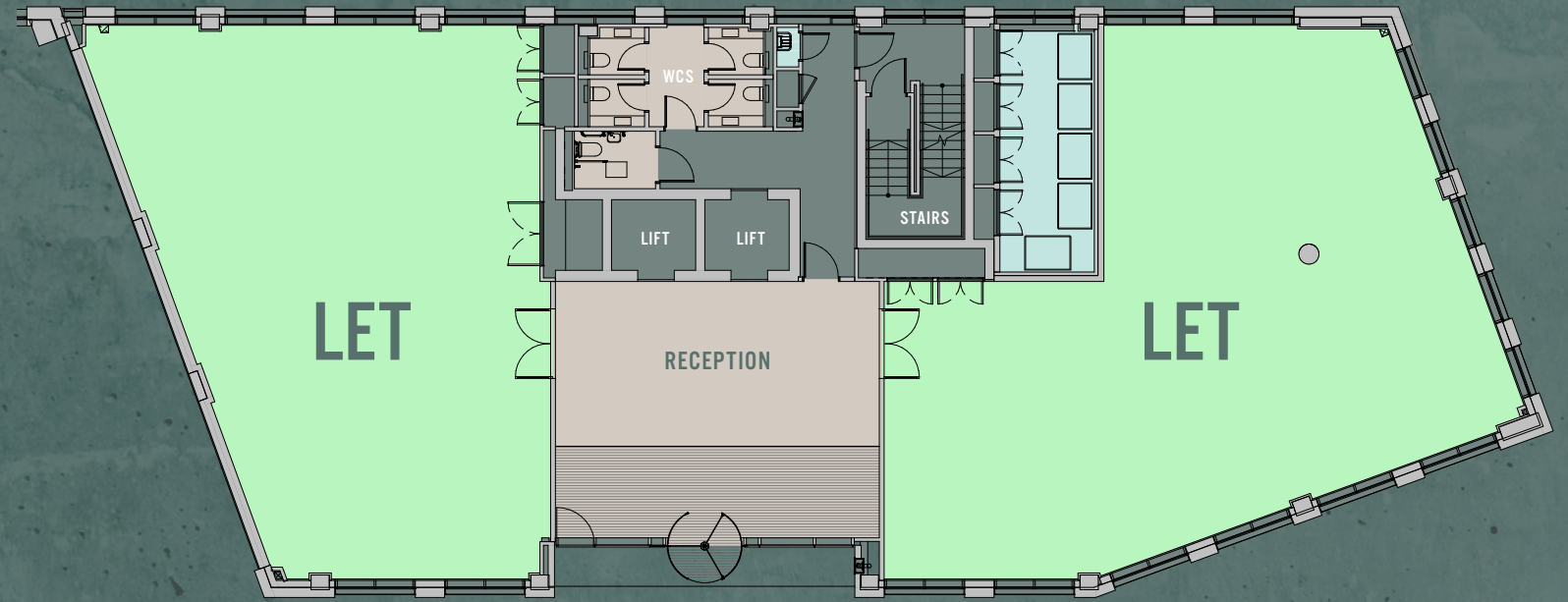
LG

BASEMENT

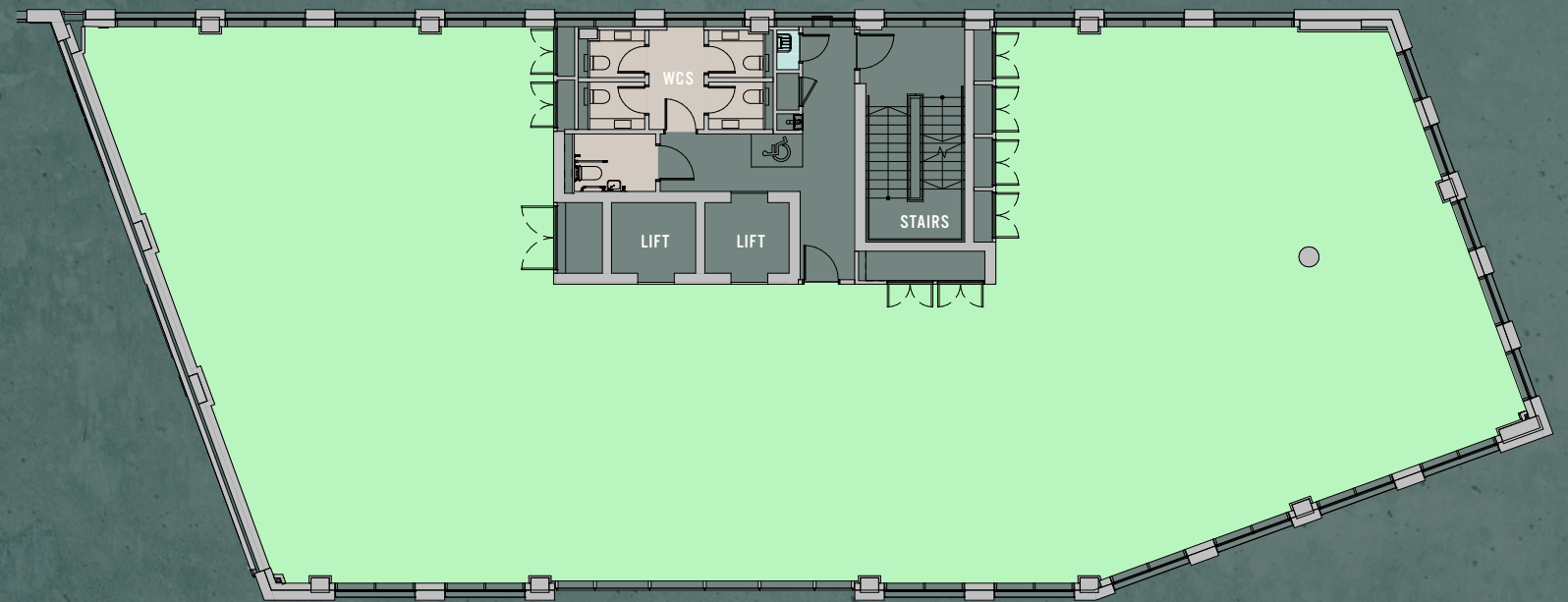
75 lockers and 18 self-drying cabinets
5 showers (including 1 x DDA compliant)
50 secure spaces for bikes

FLOOR PLANS.

G
LET TO
VIEWSONIC



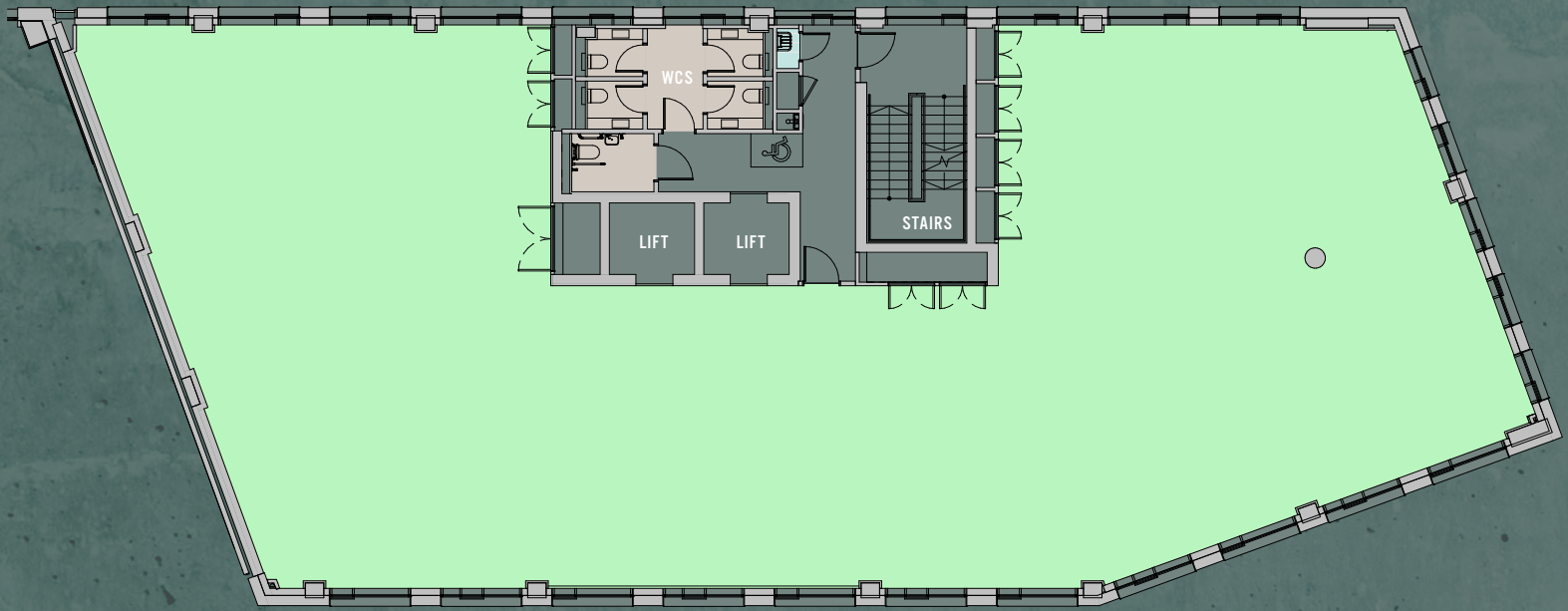
01
4,580 SQ FT
426 SQ M



FLOOR PLANS.

02

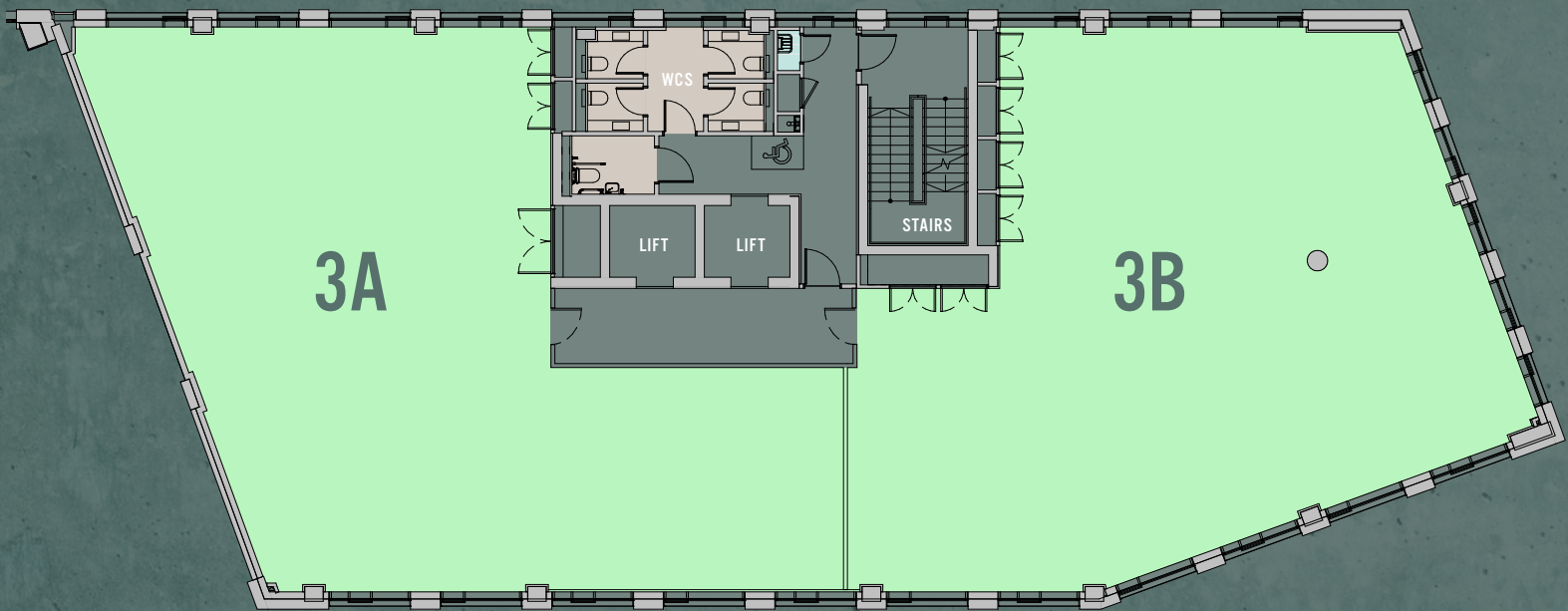
4,687 SQ FT
435 SQ M



03

3A: 2,225 SQ FT
207 SQ M

3B: 2,257 SQ FT
210 SQ M



4TH FLOOR SPACE PLAN

CAT A+ AVAILABLE Q2 2025.

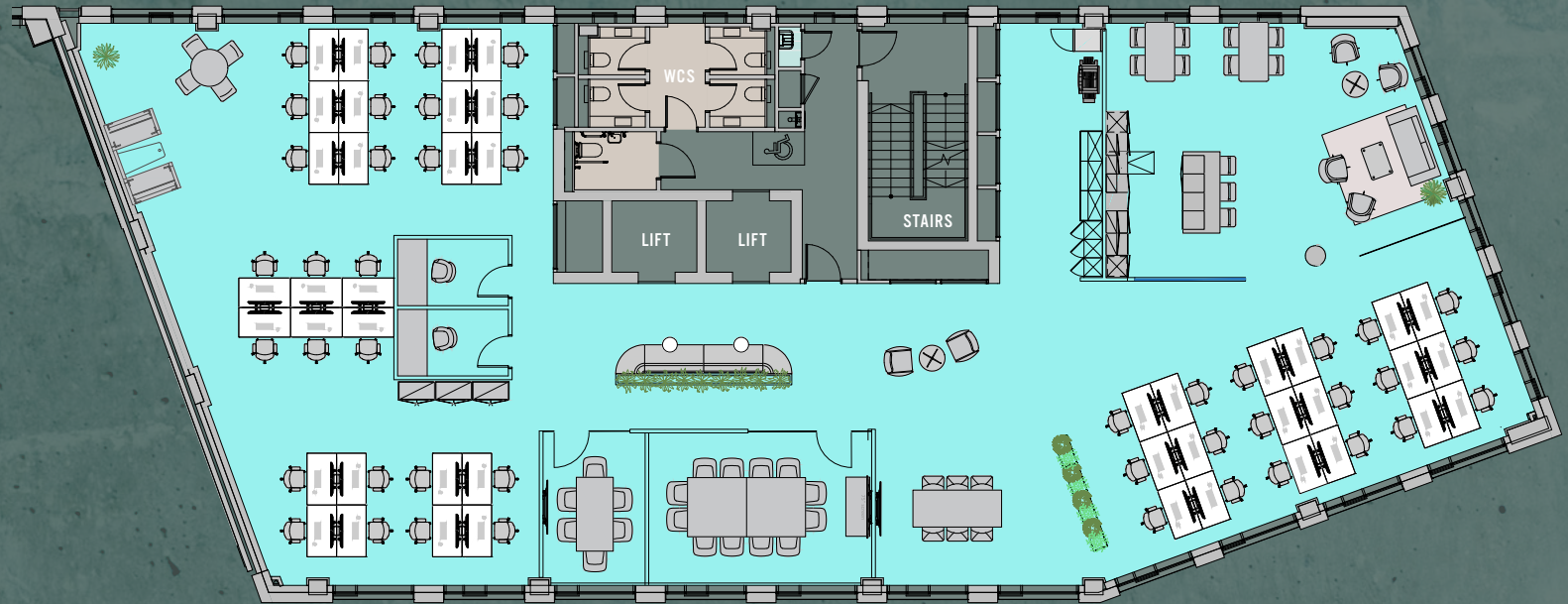
FLOOR PLANS.

04

4,690 SQ FT
436 SQ M

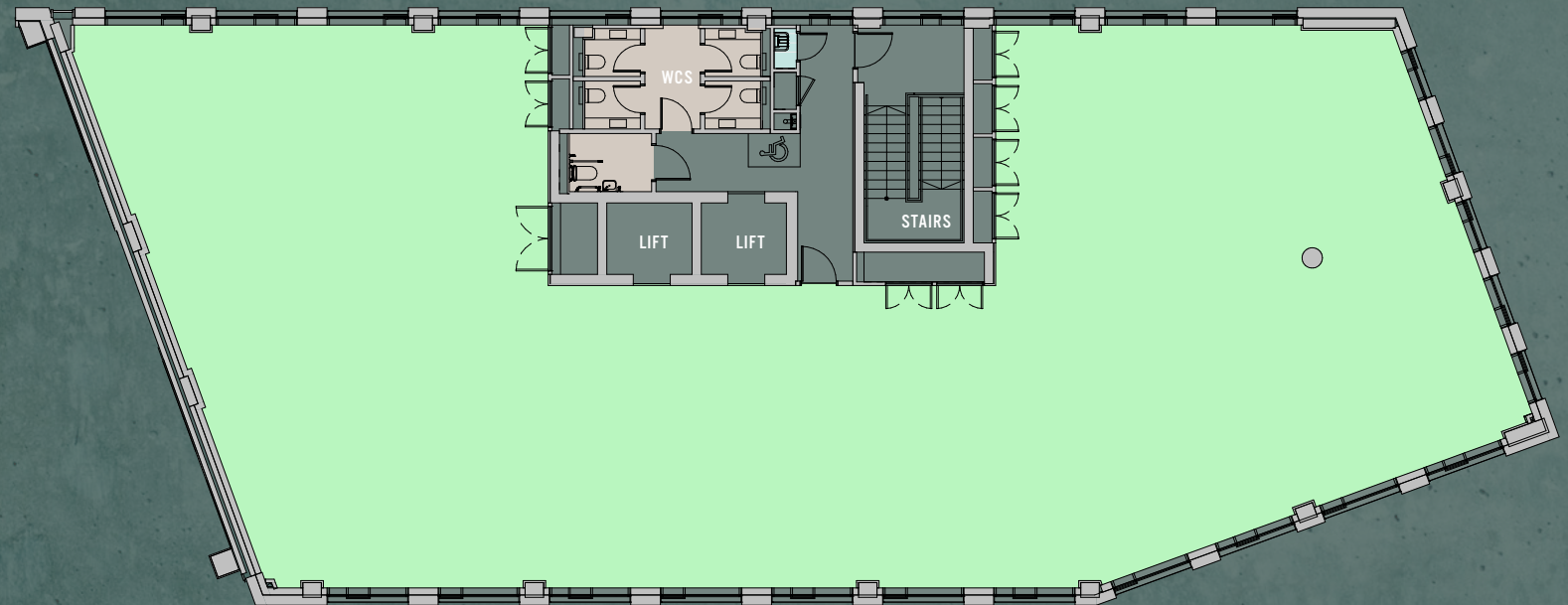
Fitout includes:

- 44 x Desks
- 1 x Flexible Working Area
- 1 x Soft Meeting / Working Area
- 2 x Breakout / Collaboration Areas
- 1 x Focus Workspace
- 2 x Zoom Rooms
- 3 x Meeting Rooms
- 1 x Welcome Lounge
- 1 x Tea Point
- 1 x Print Area



05

4,690 SQ FT
436 SQ M



VAUXHALL

**AN AREA THAT BRINGS
PEOPLE TOGETHER.**

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.



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

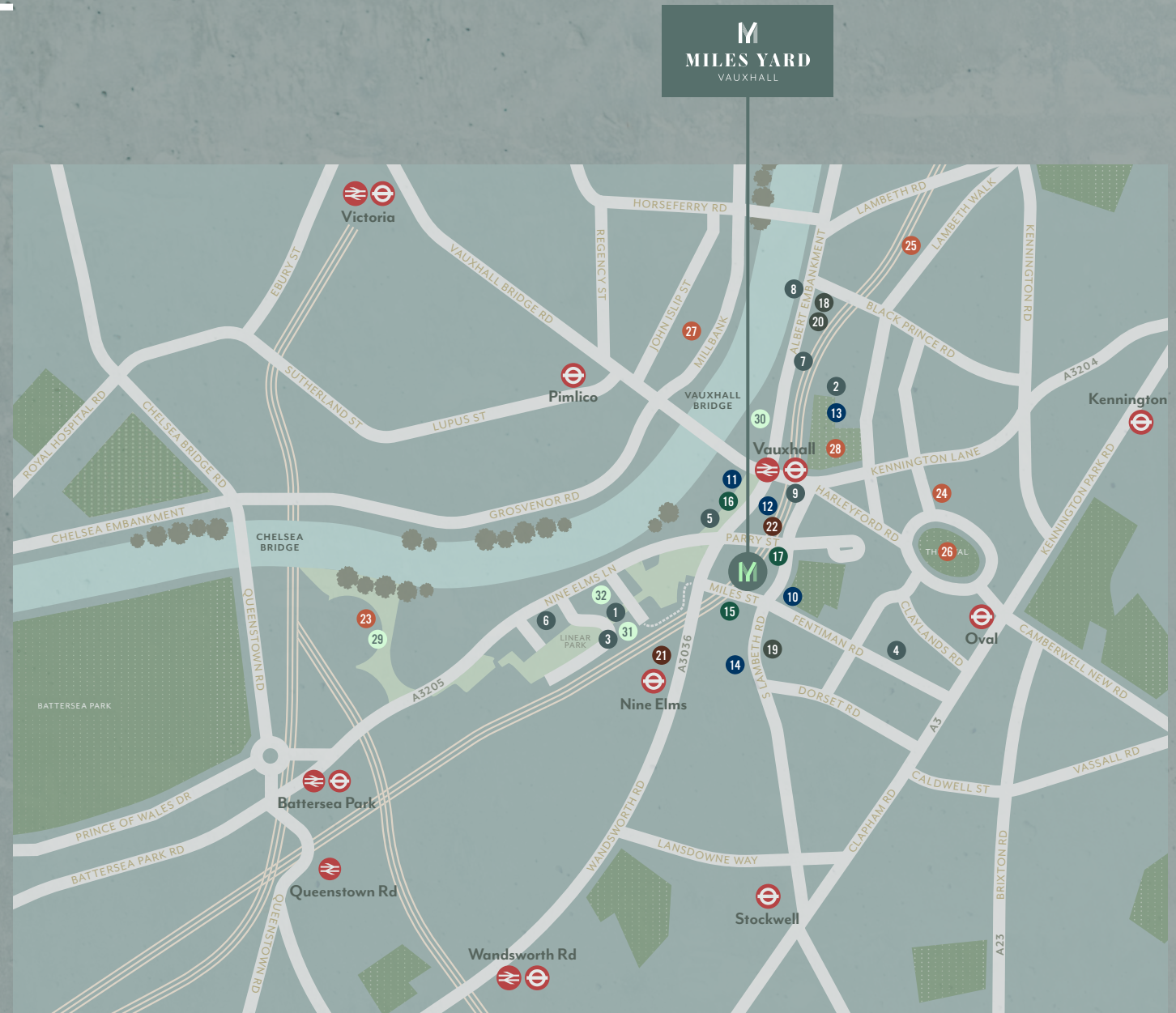
21. Sainsbury's
22. Waitrose

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

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.



VICTORIA LINE

 VAUXHALL 2 MINUTES' WALK	 VICTORIA 3 MINS	 GREEN PARK 5 MINS	 OXFORD CIRCUS 7 MINS	 KING'S CROSS ST. PANCRAS 12 MINS	 Highbury & Islington 15 MINS
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LONDON OVERGROUND

 CLAPHAM JUNCTION 6 MINS	 VAUXHALL OVERGROUND STATION 2 MINUTES' WALK	 LONDON WATERLOO 6 MINS	 ST GEORGE WHARF PIER 10 MINUTES' WALK	 LONDON EYE WATERLOO PIER 15 MINS
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RIVER BUS

NORTHERN LINE

 NINE ELMS 6 MINUTES' WALK	 BATTERSEA POWER STATION 2 MINS	 WATERLOO 5 MINS	 LONDON BRIDGE 7 MINS	 CHARING CROSS 8 MINS	 MOORGATE 12 MINS	 OLD STREET 13 MINS
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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





ABOUT DOWNING.

With an excellent track record in the development, construction and management of commercial and real estate, our unique approach arms us with the breadth of experience and skill to maximise value, quality and use of space where others would fall short.

We have developed and managed bespoke accommodation for a range of blue-chip companies, central government departments and leading universities.

20 years
experience in UK
commercial building

35 years
experience in UK
student housing
13,000 bed completed/in development

2 million sq ft
commercial facilities,
designed, built or refurbished,
operated and financed

£1.5 billion
in development pipeline
(including First Street, Manchester –
2,500 co-living bed scheme
& commercial space)

The Capital is the largest office building in Liverpool, at 410,000 sq ft. Formerly the HQ of Royal and Sun Alliance. Re-positioned as Grade A office space and let to The Borders Agency as their Regional Consolidation hub.



The Port of Liverpool Building – the first of Liverpool's Three Graces.
Grade 2 star listed building. Largest, private, completed refurbishment.



DEVELOPED, OWNED
AND MANAGED BY



FOR ENQUIRIES



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