



# USP.

The Coade  
97 Vauxhall Walk  
London SE11 5EL

**OFFICES TO RENT**

**1,288 - 24,584 SQ FT**

usp.london  
020 3757 7777



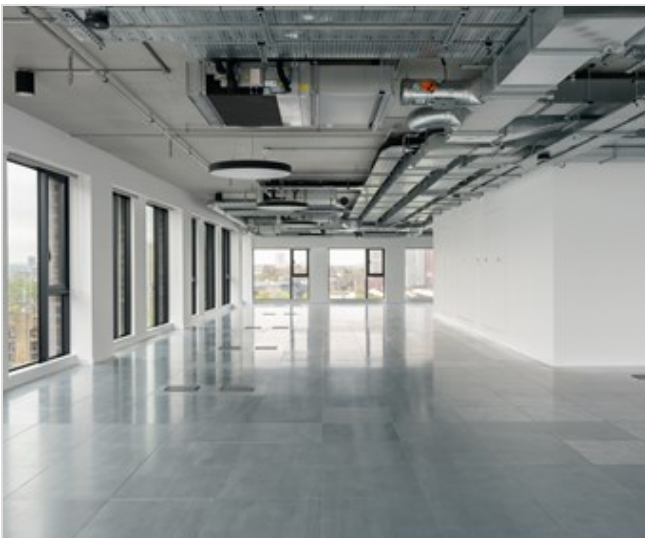
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## Description

### Brand new Vauxhall offices to let

The Coade is an exceptional new office development with ESG at its core, offering highly efficient floorplates with a typical size of 3,000 sq ft. The building has both shared and private roof terraces offering views of the River Thames and the green open spaces of Vauxhall Pleasure Gardens.

The Coade was designed by The Manser Practice Architect to provide a sustainable and wellness-focus workspace, with openable windows and superb levels of natural light throughout. There are changing and hair drying facilities in the building, with heated lockers and shower facilities. 50 dedicated secure cycle spaces are located a 1 minute walk away to complete the end-of-trip experience.



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## Accommodation

| Floor           | Availability | Area (sq ft)  | Desks | Rent (psf) | Fit Out |
|-----------------|--------------|---------------|-------|------------|---------|
| 8th             | Available    | 3,058         |       | POA        |         |
| 7th             | Available    | 3,057         |       | POA        |         |
| 6th             | Available    | 3,060         |       | POA        |         |
| 5th             | Available    | 3,067         |       | POA        |         |
| 4th             | Available    | 3,076         |       | POA        |         |
| 3rd             | Available    | 3,090         |       | POA        |         |
| 2nd             | Available    | 3,088         |       | POA        |         |
| 1st             | Under Offer  | 1,800         |       | POA        |         |
| 1st - Part West | Available    | 1,288         |       | POA        |         |
| <b>TOTAL</b>    |              | <b>24,584</b> |       |            |         |



## Amenities

Brand new build

BREEAM 'Excellent'

Shared and private terraces

Lockers and showers

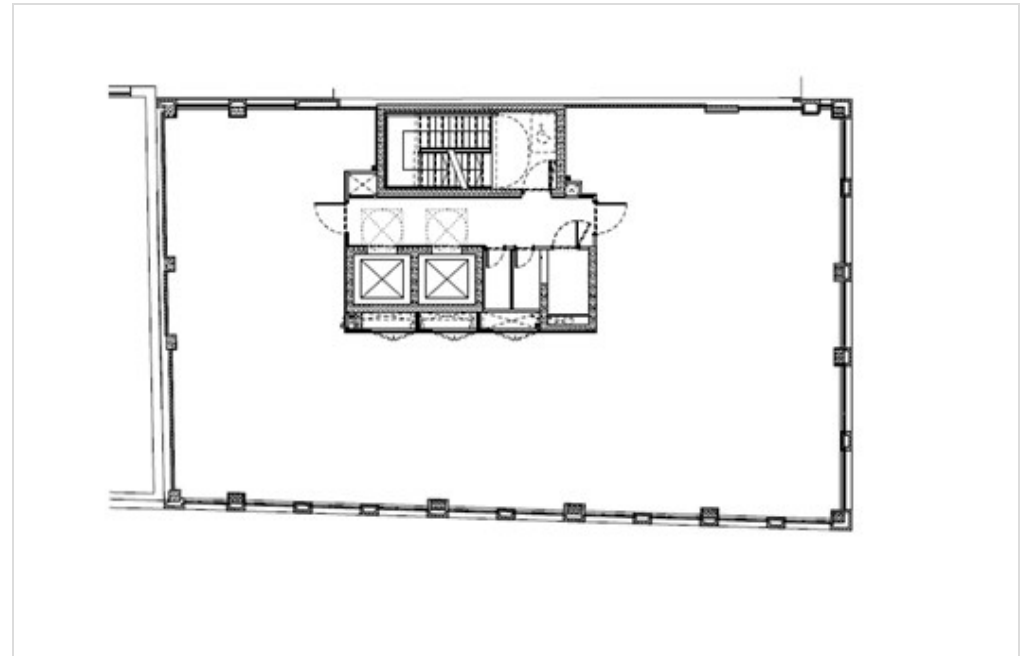
Electrical vehicle charging point

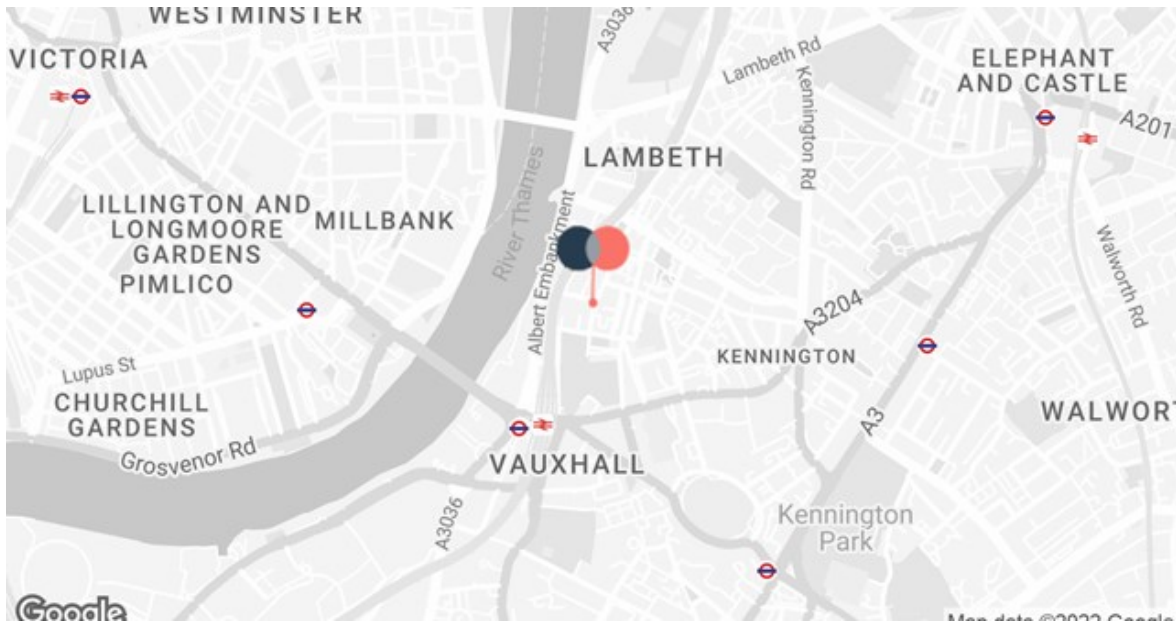
EPC A

Air-cooling and openable windows

Exposed services

Bike facilities





## Location

Situated a 5-minute walk from Vauxhall mainline, underground and bus stations, The Coade is superbly located for easy access across central London.

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## Further Information

A new lease is available direct from the Landlord for a term by arrangement.

### Rent

£45.00 - £57.50 psf

### Rates

£20 psf (est.)

### Service Charge

£12.56 psf

### EPC

A

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### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 26/03/2025