



Office To Let

## The Coade

98 Vauxhall Walk, London, SE11 5EL

The Coade is an exceptional new office development with ESG at its core, offering highly efficient floorplates within a thriving submarket.

1,226 to 16,544 sq ft (113.90 to 1,536.99 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	1,226 to 16,544 sq ft / 113.90 to 1,536.99 sq m
Rent	£45 - £57.50 per sq ft
Rates Payable	£17 per sq ft Estimated
Service Charge	£12.56 per sq ft Estimated
EPC	A

## Description

A beautifully designed brand new office development from award winning architects The Manser Practice, The Coade is perfect for businesses that think beyond the desk.

At The Coade you'll get an abundance of light, spaciousness and nature to boost wellness, creativity, motivation and connection. We're also set up to support your healthy lifestyle with generous cycle storage, showers, changing facilities and an outdoor landscaped terrace for collaborative working and events in which to unwind.

The Coade has achieved BREAAAM rating of excellent and an EPC of A. It also offers full end-of-trip facilities including heated lockers.

## Location

Situated a 5-minute walk from Vauxhall mainline, underground and bus stations, The Coade offers easy access across central London, whilst also being a moments' walk from the leafy spaces of Vauxhall Pleasure Gardens and the banks of the River Thames.

The local area offers an exciting mix of old and new, whether it is gastro pubs such as the Black Dog and the Rose pubs, street food at the Vauxhall Food and Beer garden, fitness and leisure or live entertainment, Vauxhall caters for everyone.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
8th	3,058	284.10	Available
7th	3,057	284	Available
6th	3,060	284.28	Available
5th	3,067	284.93	Available
4th	3,076	285.77	Available
1st - East	1,226	113.90	Under Offer
<b>Total</b>	<b>16,544</b>	<b>1,536.98</b>	



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