

Carlyle House, 235-257 Vauxhall Bridge Road, SW1V 1EJ

Self Contained Ground Floor Office Space in Period Property To Let

OFFICE

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Description

The period property is set on the west side of Vauxhall Bridge Road, adjacent to the Queen Mother Sports Centre. The ground floor is available in part and is due to be refurbished prior to occupation. The premises offer an up to 6 person office suite, with 6 desks in place, ready for occupation immediately.

Location

235-237 Vauxhall Bridge Road is situated in a prime Victoria location, within close proximity to Victoria Station. The local area has gone through vast regeneration and there are now an abundance of retailers, restaurants, hotels and bars within the immediate vicinity.

Transport

The surrounding transport links are excellent with Victoria Rail Station just a 3 minute walk away. Direct routes to London Gatwick take around 25 minutes as well as routes to the further South East & Home Counties. Victoria Underground Station is also conveniently located 3 minutes away which is served by the Victoria, Circle & District Lines.

Accommodation

The accommodation comprises a self-contained ground floor office:

Description	sq ft	sq m
Ground	368	34.27
Total	368	34.27

Specification

- Self-contained office
- New LED Lighting
- Air-conditioning
- Communal roof terrace
- Excellent natural light
- 300 meters from Victoria Mainline Station
- Self contained unit with own front door
- Newly refurbished
- Refurbished communal kitchen facilities
- New intercom system
- Fully fitted, ready to occupy suite



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Lease Terms

Available on a new lease direct from the Landlord for a term to be arranged.

Occupancy Costs

£3,000.00 per month + VAT (Inclusive)

Further Information

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