

The USP logo is displayed in a large, bold, white sans-serif font. The letters 'U', 'S', and 'P' are connected, and a small white dot is positioned to the right of the 'P'. The logo is set against a semi-transparent red rectangular background that covers the left side of the image.

USP.

The Coade
97 Vauxhall Walk
London SE11 5EL

OFFICES TO RENT

2,364 - 26,948 SQ FT

usp.london

020 3757 7777

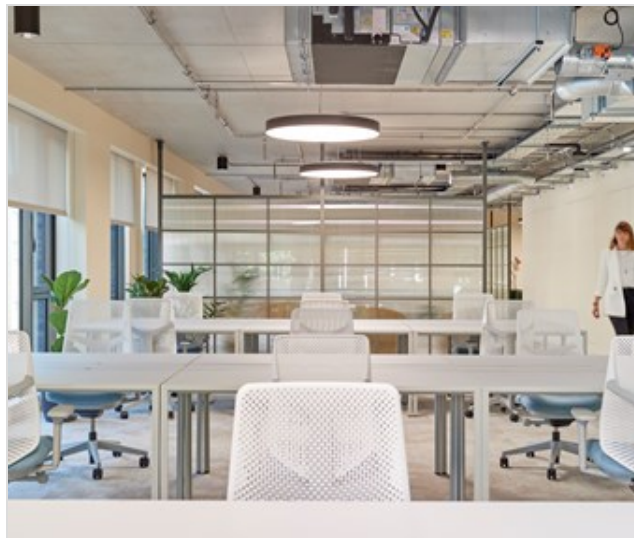
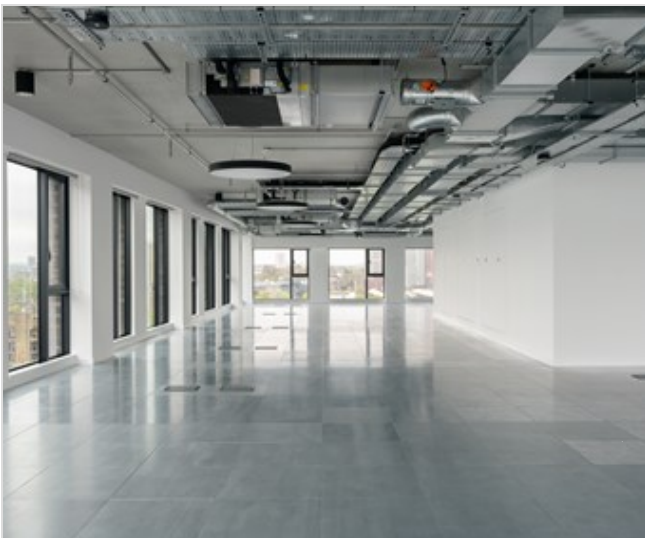


Description

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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London, SE11 5EL



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
9th	Under Offer	2,364	POA
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	Available	3,088	POA
TOTAL		26,948	

Amenities

Brand new build

BREEAM 'Excellent'

Shared and private terraces

Lockers and showers

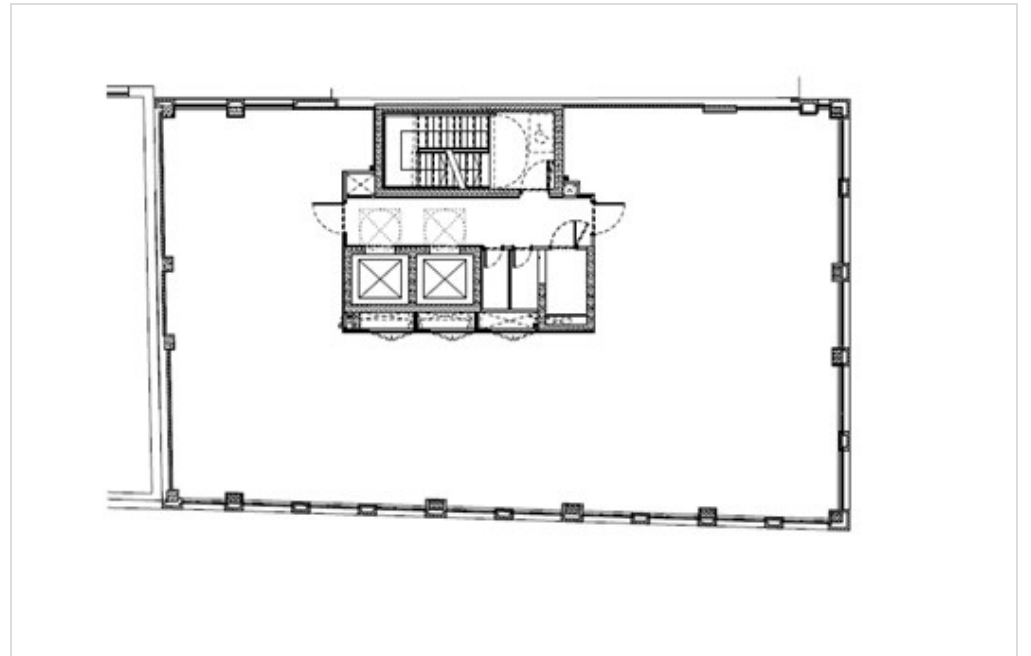
Electrical vehicle charging point

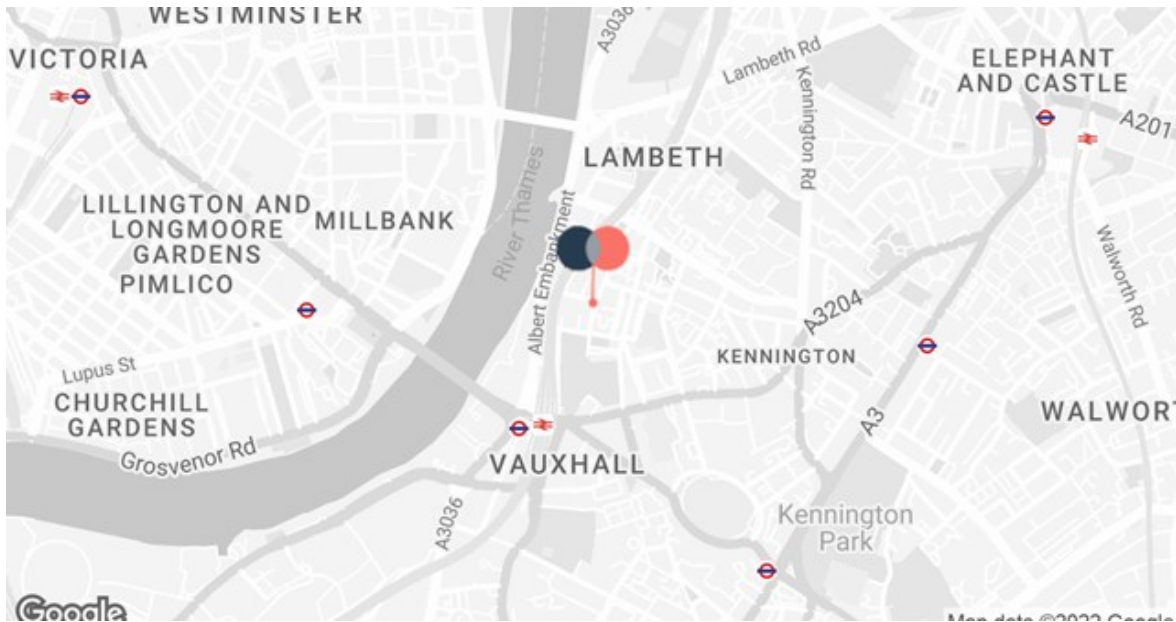
EPC A

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
POA

Service Charge
£10 psf (est.)

Rates
£17 psf (est.)

EPC
A

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