



# THE CORNICHE

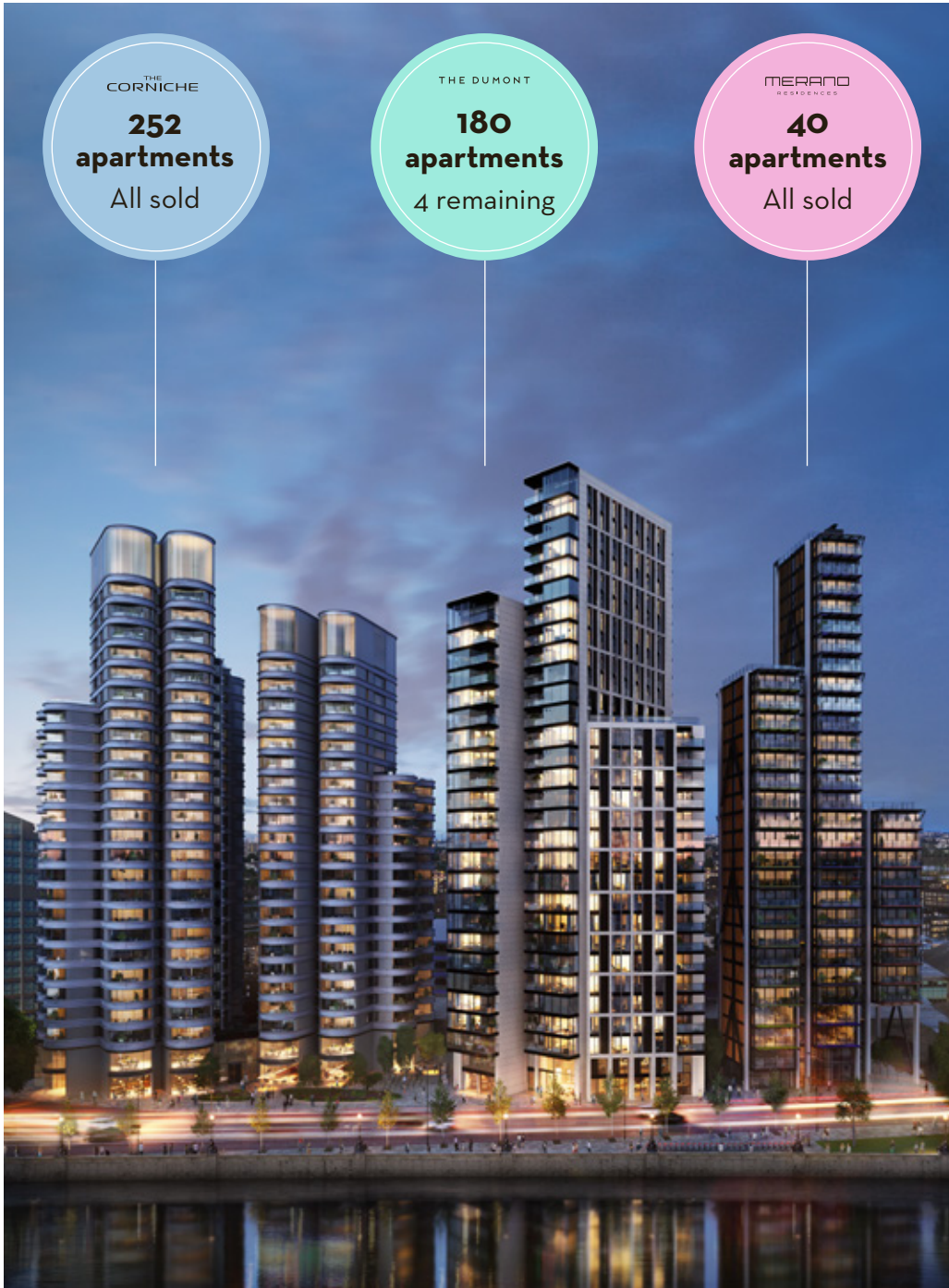
ALBERT EMBANKMENT

Café Opportunity



The Corniche is a new landmark on the River Thames designed by Foster + Partners. Combined with the adjacent The Dumont and Merano Residences this trio of buildings forms a new destination on Albert Embankment providing 472 new apartments and high-quality commercial accommodation fronting the River Thames.

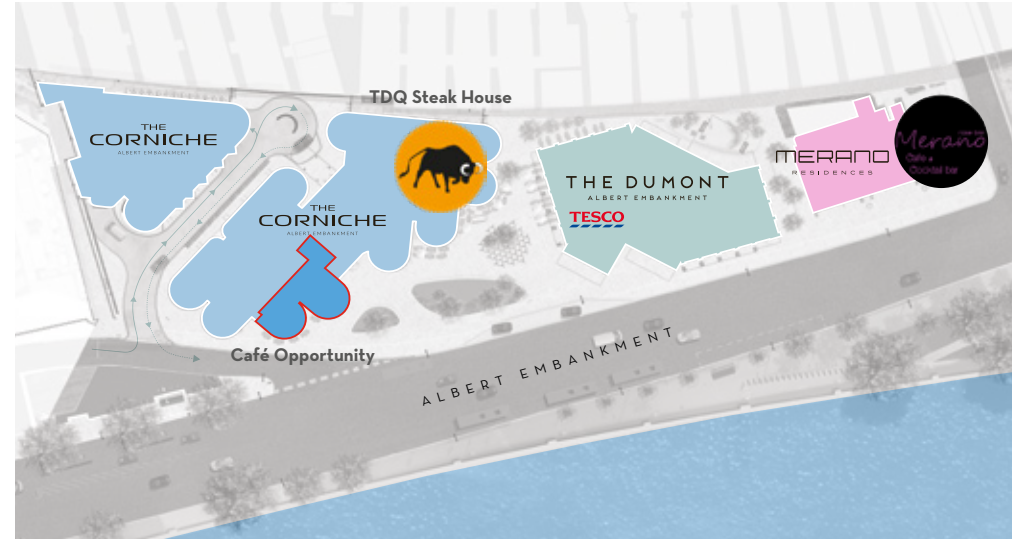




THE CORNICHE  
**252**  
 apartments  
 All sold

THE DUMONT  
**180**  
 apartments  
 4 remaining

MERANO  
 RESIDENCES  
**40**  
 apartments  
 All sold



Plan not to scale, indicative only

### The Opportunity

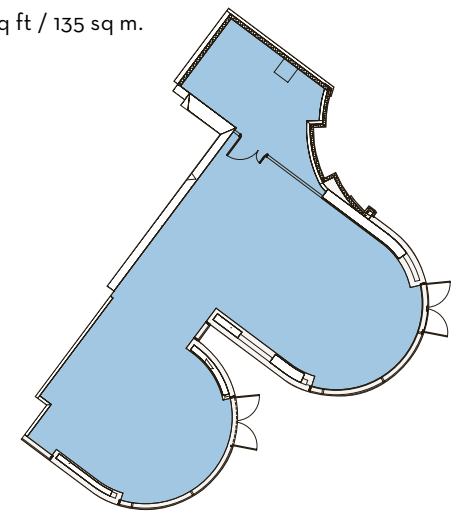
- A1 retail / café on the ground floor, fronting the River Thames
- Prominent frontage
- TDQ Steak House and Tesco Express adjacent
- Opportunity for outside seating

### Accommodation

1,453 sq ft / 135 sq m.

### Specification

Shell condition with glazed window frontages and capped-off services to include water, gas and electricity.



Ground floor plan not to scale, indicative only

# Location

## Developments

### The Office Group building

The Office Group building, Tintagel House is located 3 minutes (0.2 miles) to the south, providing 95,000 sq ft of flexible office space

### Corniche, Dumont and Merano

c.25,000 sq ft offices across the three buildings

### 8 Albert Embankment

London Fire Brigade recently received planning for redevelopment into 145,000 sq ft commercial space and 443 new homes

## By Foot (mins)

Vauxhall 6

St George Wharf Pier 8

Tate Britain 14

## By Tube (mins)

Victoria 4

Bond Street 11

King's Cross St Pancras 12

## By Rail (mins)

Clapham Jct. 4

Bond Street 5

King's Cross St Pancras 17

Heathrow Airport (travelling from Vauxhall station) 41

Source: Transport for London website 2019, google.co.uk/maps and walkit.com

Map not to scale and shows approximate locations only.

## Restaurants

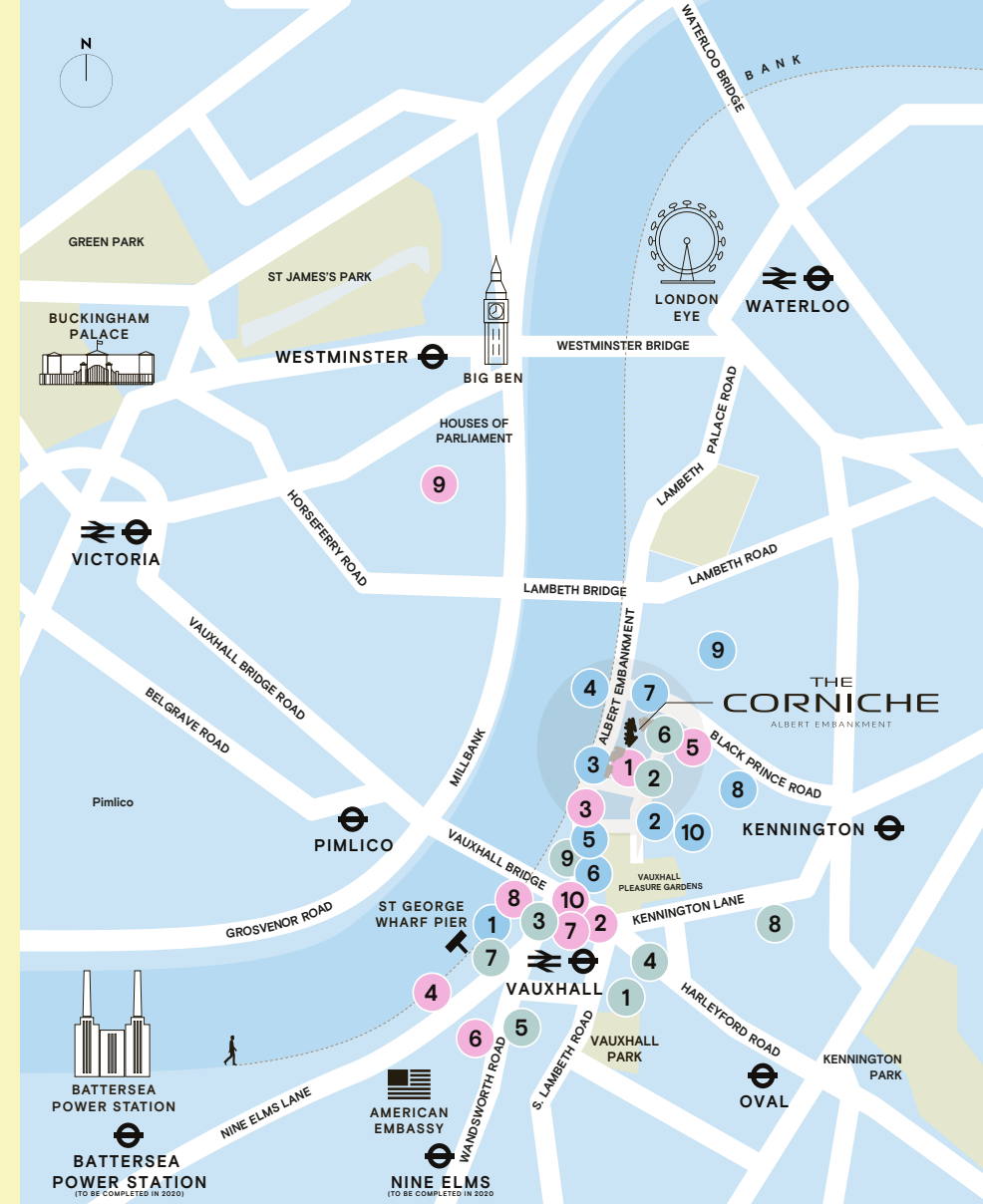
1. Brunswick House
2. The Black Dog
3. The Rose
4. Thames is Dock
5. Pico Bar
6. Nando's
7. Chino Latino
8. Duchy Arms
9. Pharmacy 2
10. Vauxhall City Farm

## Shops/Cafés

1. Merano Rose Bar
2. Dirty Burger
3. Casa Madeira
4. The Riverside
5. Zeitgeist
6. Sainsbury's
7. Waitrose
8. Pret A Manger
9. Itsu
10. Starbucks

## Gyms

1. Vauxhall Climbing Wall
2. CrossFit
3. The Gym
4. The Bonnington Centre
5. Urban Warriors Gym
6. The Iron Club
7. Embody Wellness
8. The Foundry
9. F45 Vauxhall



## Terms

Upon application.

## Contact

For further information please contact the sole letting agents Union Street Partners:

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**St James**  
Designed for life