

**244 Vauxhall Bridge  
Road, London, SW1V  
1AU**

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OFFICE TO RENT



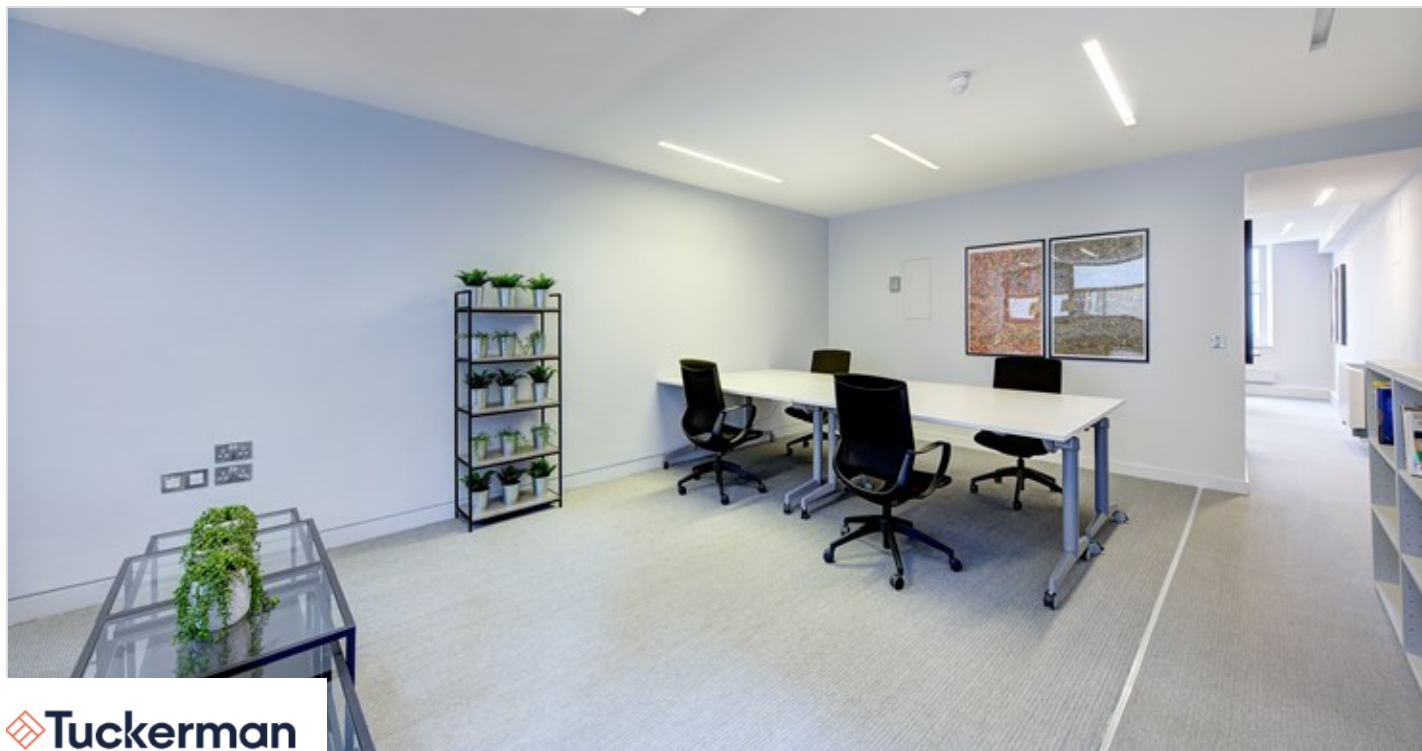
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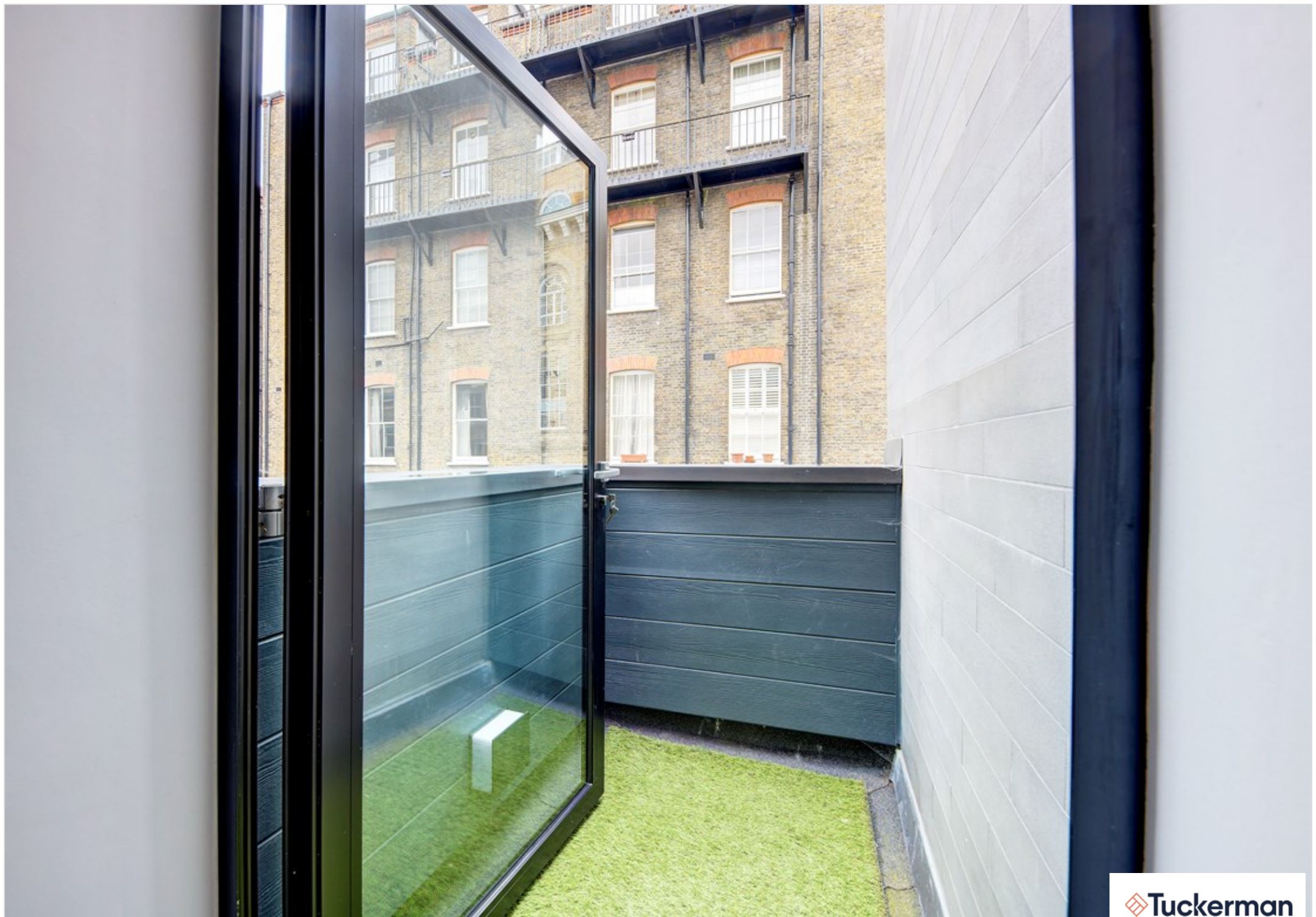
**tuckerman.co.uk**  
**020 7222 5511**



## Description

The available accommodation comprises the entire second floor offices that have been fully fitted out to an excellent standard providing office accommodation which benefits from great natural light.







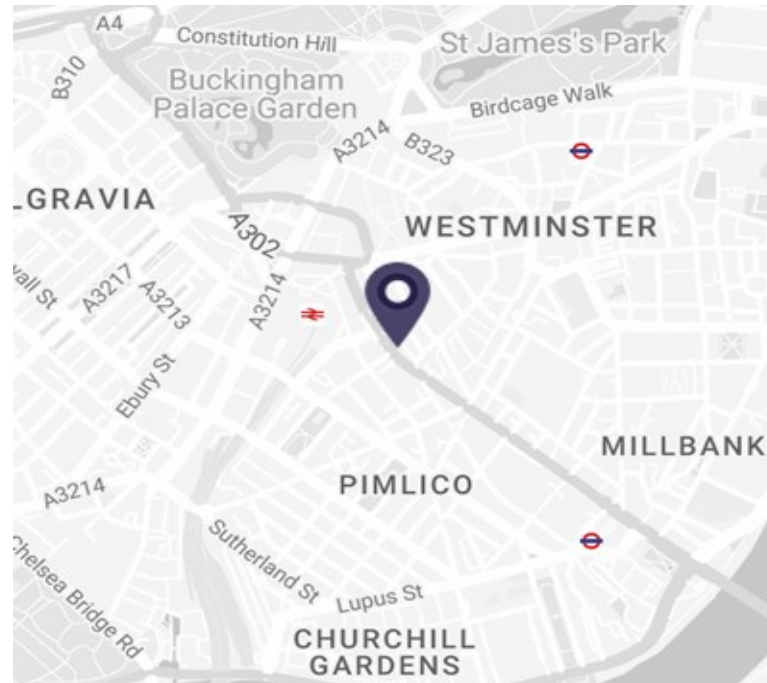
## Amenities

- Fully fitted
- Excellent natural light
- Private terrace
- Air Condition
- Demised WC and Shower
- Video Phone Entry System
- Kitchenette
- IT

## Location

244 Vauxhall Bridge Road is situated in a prime Victoria location, within close proximity to Victoria Station. The local area has gone through a radical period of regeneration over the last few years, creating new retail offerings around the station, and a number of notable hotel development schemes on Vauxhall Bridge Road.

Transport links are provided by Victoria mainline station, St James's Park, Pimlico and Westminster tube stations. Numerous buses pass the property and a Boris Bike station is less than a minute away.



# Accommodation

| Unit   | Size (PSF) | Rent (PSF) | Bus. Rates (PSF) | Srv. Charge (PSF) | Total Cost PA | Total Cost PCM | Availability |
|--------|------------|------------|------------------|-------------------|---------------|----------------|--------------|
| Second | 640        | £35.00     | £22.44           | £7.81             | £41,760.00    | £3,480.00      | Available    |
| TOTAL  | 640        |            |                  |                   |               |                |              |

\*all figures are approximate and exclusive of VAT

## Contacts

Tom Blood

07802 456091

[tblood@tuckerman.co.uk](mailto:tblood@tuckerman.co.uk)

Jamie Christian

[jchristian@tuckerman.co.uk](mailto:jchristian@tuckerman.co.uk)

07561 852 667

Jade Henson-Amphlett

07921 452727

[jhensona@tuckerman.co.uk](mailto:jhensona@tuckerman.co.uk)

## Lease Information

New lease for a term by arrangement.

## Rent

£35.00 per sq ft.

## Service Charge

£7.81 per sq ft.

## Rates

£22.44 per sq ft.

## EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman 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 Tuckerman 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.