

# USP.

The Corniche, 21 Albert  
Embankment, London, SE1  
7TJ

**OFFICE FOR RENT OR SALE**  
**8,229 SQ FT**

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## Accommodation

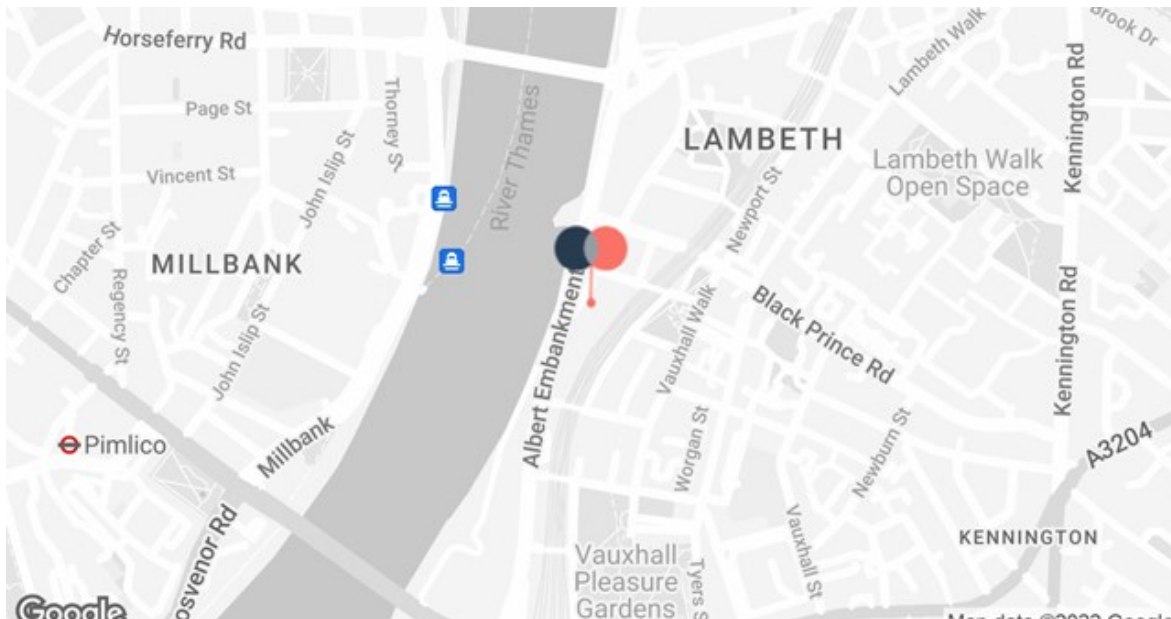
Floor	Availability	Area (sq ft)
First Floor	Available	7,594
Ground Floor (Reception)	Available	635
<b>TOTAL</b>		<b>8,229</b>

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## Amenities

Spectacular river views	Fully self-contained
Metal tiled suspended ceiling	LED lighting
Air conditioned	Passenger lift
WC and shower provision	Cycle storage racks
Kitchenettes	Car parking by separate arrangement





## Description

Offices For Sale/To Let with spectacular river views

The Corniche is a stunning new building designed by Foster and Partners with spectacular river views towards the Houses of Parliament and excellent transport links to the City, Westminster and the West End.

The premises have been fitted out to Category A specification and provide new air-conditioned offices arranged primarily over the first floor and accessed via an impressive ground floor reception, providing fully self-contained accommodation.

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## Further Information

On a 999 year lease, alternatively available to let by way of a new lease for a 10 year term.

Rent/Price

£49.50 psf / £6,790,000

Service Charge

£3.50 psf

Rates

TBC

EPC

Available upon request.

[www.albertembankmentoffices.co.uk/index.h](http://www.albertembankmentoffices.co.uk/index.h)

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