



## OFFICES TO LET

- Prestigious Central London Location
- 24-hour Access
- Tailored Spaces to Suit Requirements
- Private Kitchen and Bathroom Facilities

Interested in this property? Please contact us on 01903 792785



# 9, ALBERT EMBANKMENT, LONDON, GREATER LONDON, SE1 7HD

## Location

The property is located on the corner of Albert Embankment and Black Prince Road. The area houses a variety of occupiers, creative industries and support services. The area benefits from a number of attractions such as Southbank and Battersea Park. The street links Waterloo to the north with Vauxhall to the south. National Rail and London Underground (Victoria line) services are available from Vauxhall station which is less than a 10-minute walk away. The bus stop is a three-minute walk from the property and provides regular services across Central London. The property is within easy reach of the West End, Westminster, the City and Southbank.

## Description

This centre comprises 1740 sq. ft. and 2808 sq. ft of self-contained Grade A office accommodation arranged over ground and lower ground floors. The offices benefit from excellent natural light and a high specification. The offices look out onto a landscaped courtyard and are situated 80m from the River Thames. The offices have access to Reception, meeting room and business lounges.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	3,925	364.63

## Tenure

The property is To Let on a new lease for a term to be agreed.

## EPC

An EPC has been requested.

## VAT

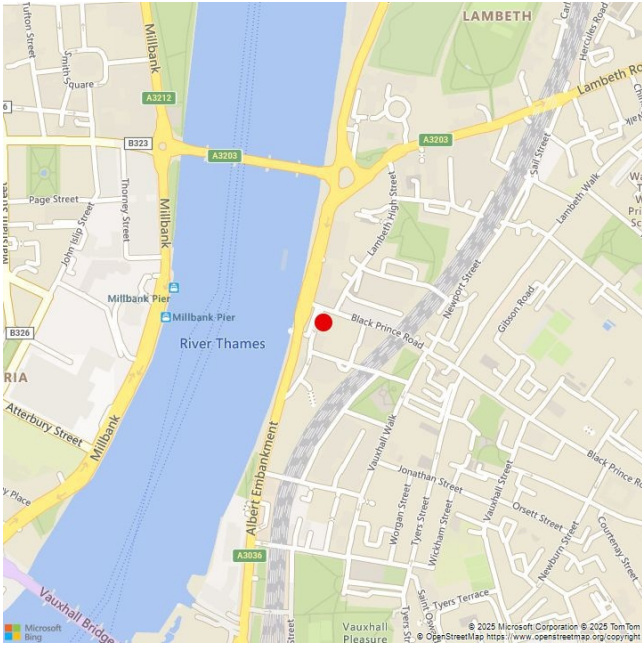
We are informed that VAT is applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with sole agents, Jacobs Steel.



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