



## OFFICE SUITE 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



OFFICE 2, 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 self-contained Grade A office suite is approximately 1740 sq ft and is arranged over the lower ground floor. Benefiting from a high-quality specification, and views over a landscaped courtyard. Located just 80 metres from the River Thames, the property also provides access to a reception area, meeting rooms, and business lounges.

The office is fully self-contained and includes a dedicated kitchen, WCs, breakout areas, internal executive offices, and meeting rooms. The space has been designed to comfortably accommodate around 34 desks.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,740	161.65

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Tenure

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

Rent

Rental offers are invited in the region of £4350 per month, exclusive.

EPC

An EPC has been requested.

VAT

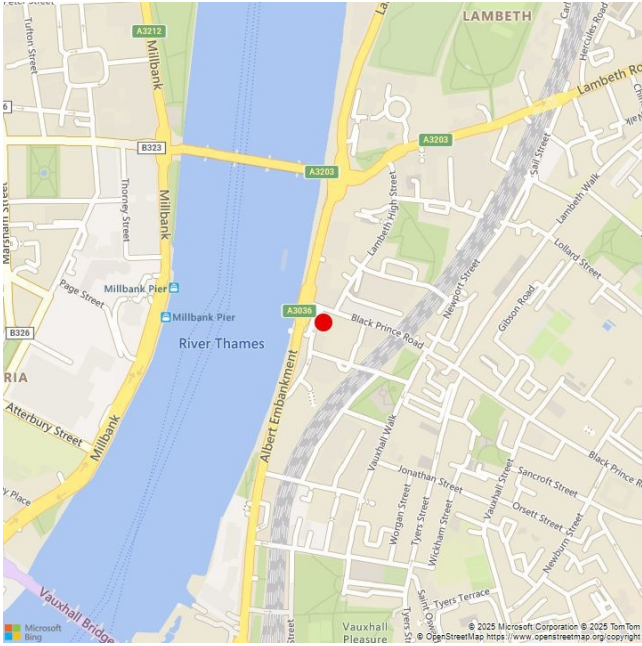
We are informed that VAT is applicable on the terms quoted.

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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