

**New Instruction**

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On behalf of Derwent London Plc

# 242 VAUXHALL BRIDGE ROAD LONDON SW1



**1,325 SQ FT  
(123.09 SQ M)**

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**LOCATION:** The building is located on the east side of Vauxhall Bridge Road opposite its junction with Gillingham Street. The area provides excellent transport links with Victoria Mainline and Underground (Victoria, District and Circle Lines) Stations within a few minutes walk. Numerous bus routes also pass along Vauxhall Bridge Road. In addition there is an NCP car park located on Bridge Place, a few minutes walk from the building.

**DESCRIPTION:** The fourth floor, which is access via a passenger lift, comprises 1,325 sq ft of open plan, air conditioned office accommodation and benefits from the following amenities:-

**AMENITIES:**

* Contemporary Reception	* Air Conditioning
* Commissionaire	* Inset Strip Lighting
* Passenger Lift	* Excellent Natural Light
* Full Access Raised Floors	* Plaster Ceiling

**TERMS:** A new lease is available directly from the Landlord for a term to expire April 2014 subject to mutual rolling break options from March 2011.

Any lease will be drawn outside of the Landlord and Tenant Act 1954.

**RENT:** £29.50 psf exclusive.

**RATES:** Business rates payable for the year commencing April 2009 equate to approximately £9.24 per sq ft. Tenants are advised to make their own enquiries.

**SERVICE CHARGE:** Service charge is currently running at £7.89 psf.

**LEGAL COSTS:** Each party is to bear their own legal costs.

**VIEWING:** By appointment through joint sole agents Ashwell Rogers and Tuckerman.

**Ash Sharma / Ben Lewis**

**Ashwell Rogers**  
**020 7734 7766**

**Guy Bowing**

**Tuckerman**  
**020 7222 5511**

June 2009