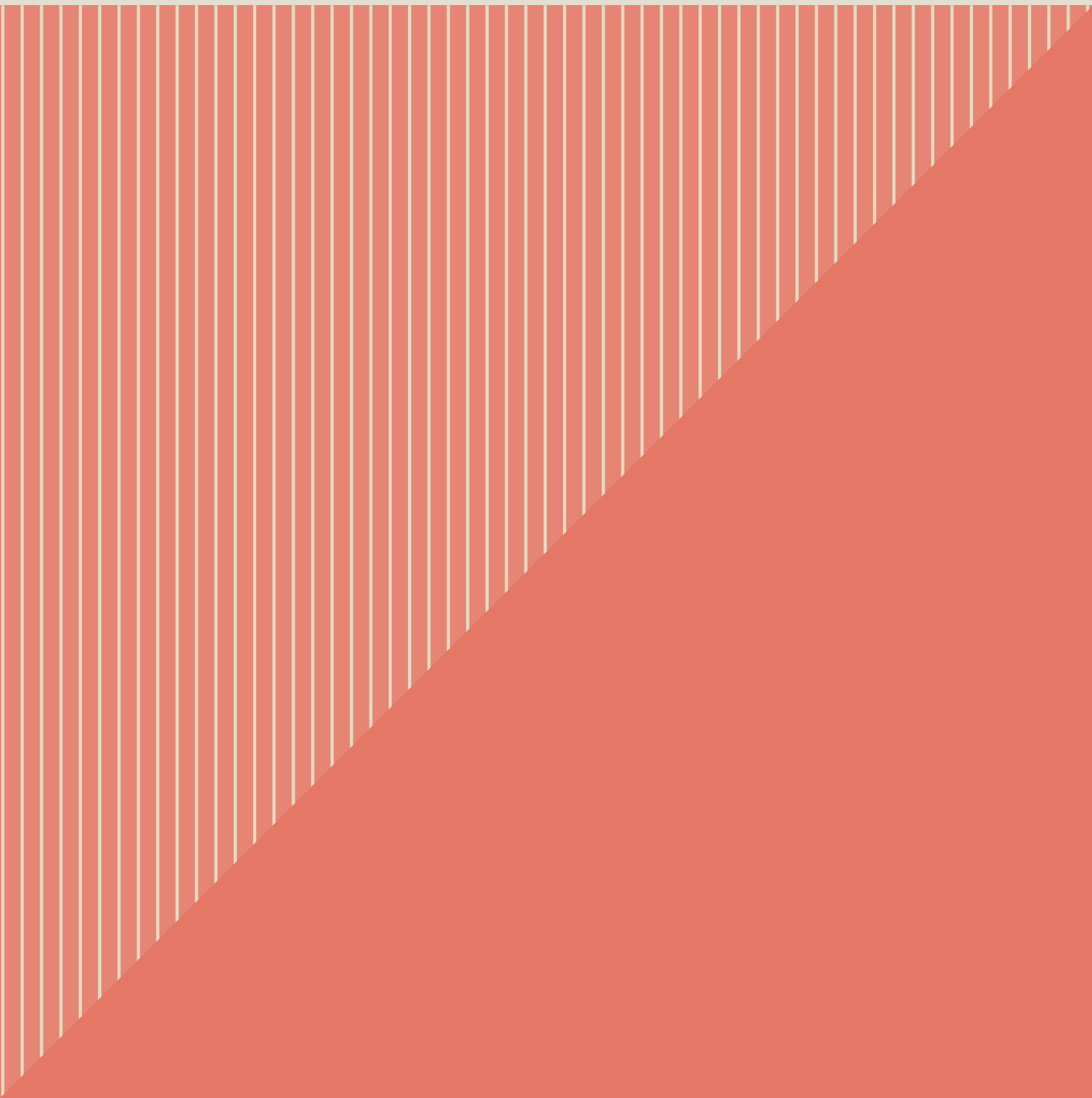


Tinworth Street
Vauxhall SE11

Office Space
Available To Let

1-6 Citadel Place





Overview

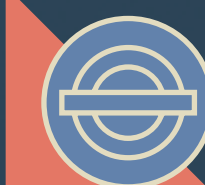
Smarter working

1-6 Citadel Place provides an ideal opportunity with 26,000 -211,000 sq ft of office space, in a secure campus environment.

The available space is arranged over four floors, and is secured by a perimeter fence and security office.



Secure campus
offering an HQ
opportunity



Short walk
from Vauxhall
Station

London Eye

Waterloo

St Paul's Cathedral

The City

The Site

Strategic location

1-6
Citadel
Place

1-6 Citadel Place

Specification

A higher standard

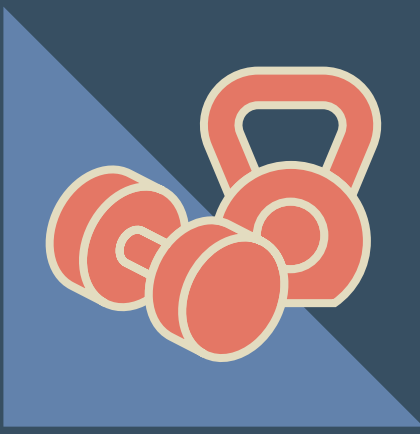
Citadel Place is well located being appropriately 8 minutes walk from Vauxhall Station, which provides access both into Central London and out to the south east.

The campus provides access to on-site facilities including a gym and restaurant, however you are a short walk from a range of surrounding retail & leisure options.

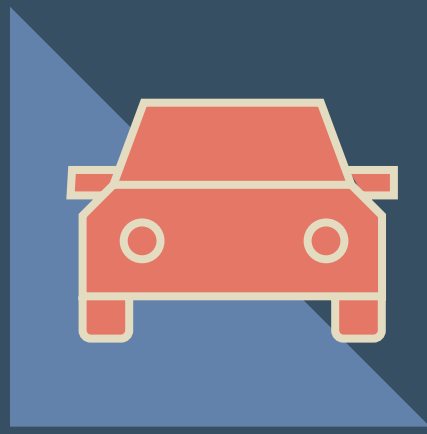
There are a range of unit sizes across the estate to accommodate every need, starting at 26,000 sq ft.



On site restaurant facilities available



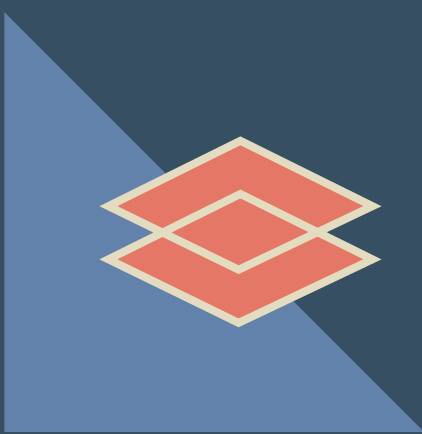
On-site gym facilities



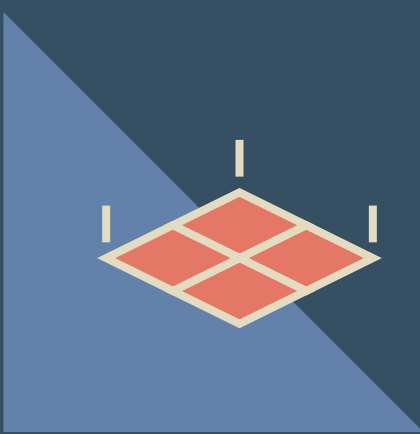
192 above and under-ground car parking spaces



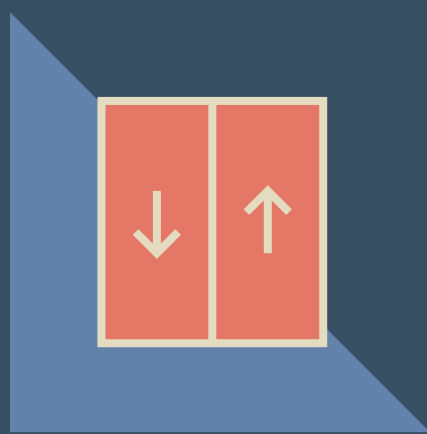
Fully fenced site with security office



Full access raised floors



Suspended ceilings



Lifts service all levels



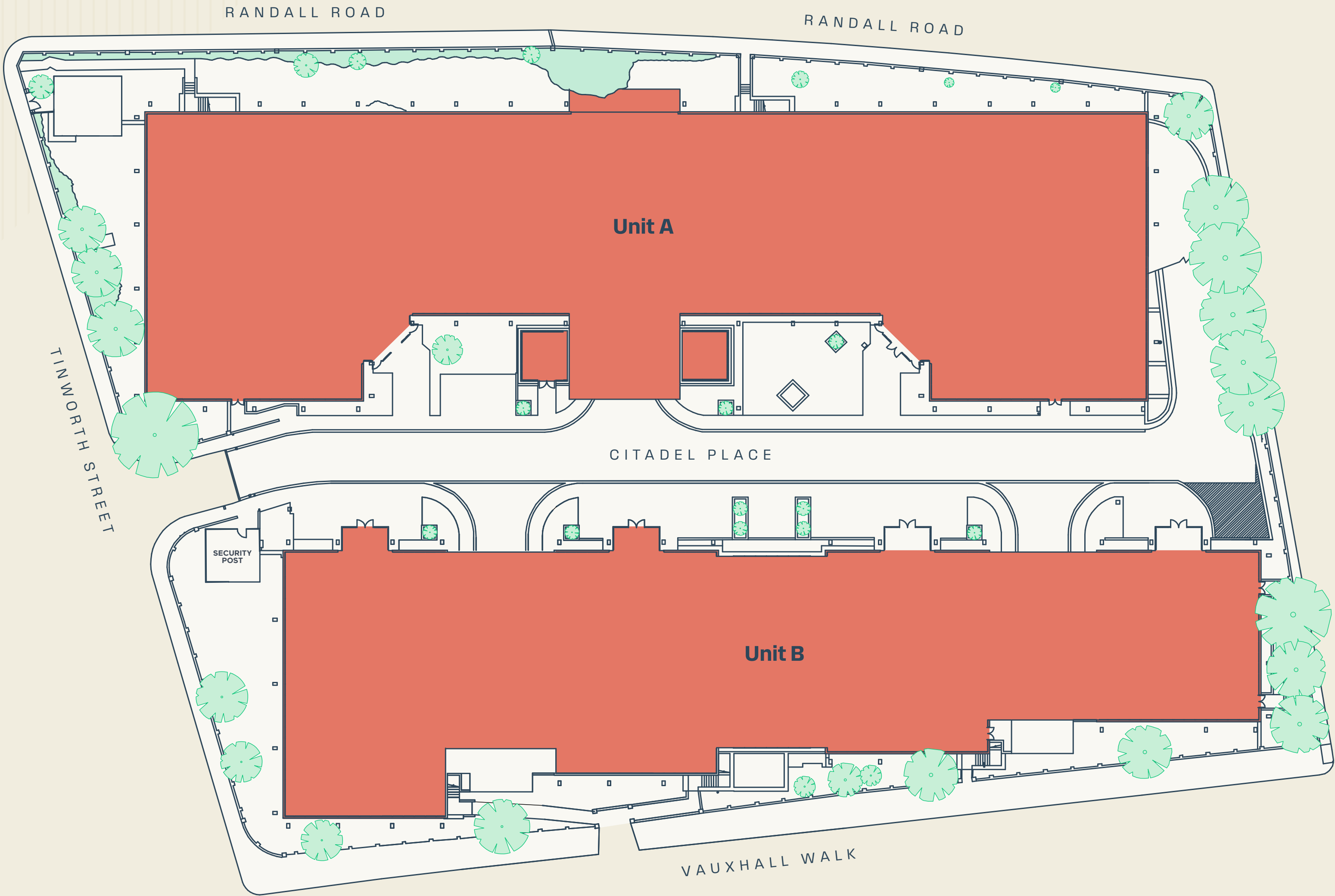
EPC - C

Flexible spaces

Unit A	Sq M	Sq Ft
3rd	2,544	27,383
2nd	2,544	27,383
1st	2,544	27,383
Ground	2,350	25,295
Sub Total NIA	9,982	107,444

Unit B	Sq M	Sq Ft
3rd	2,462	26,501
2nd	2,462	26,501
1st	2,462	26,501
Ground	2,240	24,111
Sub Total NIA	9,626	103,614

Total Office NIA	19,608	211,058
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Lifestyle

Vibrant location

The local area is well served by a host of amenities, including restaurants, coffee shops, gyms and relaxing green spaces.



Located just off Albert Embankment, the building occupies a prime position in the vibrant heart of Vauxhall.

The nearby River Thames provides an idyllic waterside environment surrounded by iconic landmarks.

- 1 Vauxhall Pleasure Gardens
- 2 The Black Dog
- 3 Tea House Theatre
- 4 Albert Embankment
- 5 Vanilla Black
- 6 Italo Deli

Location

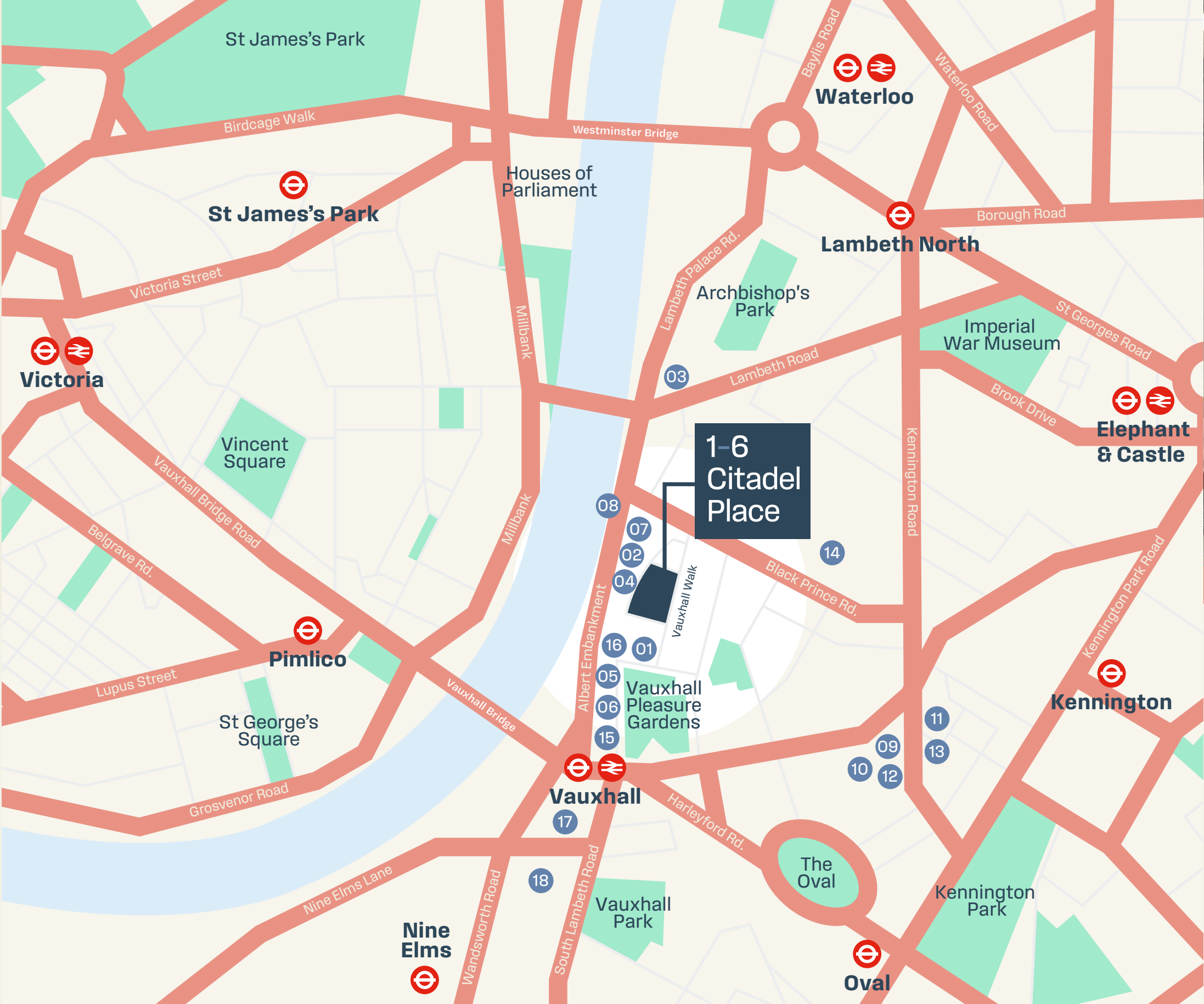
Get moving

Excellent connectivity is on offer, with Vauxhall transport hub only a short walk away, offering Underground, overground and bus services.

- 1 Vauxhall Bridge
- 2 Vauxhall Station



1-6 Citadel Place



Local Amenities

- | | | | | | |
|---|-----------------|----|----------------|----|--------------------|
| 1 | The Black Dog | 8 | Thamesis Dock | 15 | F45 Vauxhall |
| 2 | TDQ | 9 | Vanilla Black | 16 | Sleven Fitness |
| 3 | The Garden Cafe | 10 | Urban Botanica | 17 | New Motion Fitness |
| 4 | Frida's | 11 | Sally White | 18 | Crossfit Vauxhall |
| 5 | Casa Madeira | 12 | I Due Amici | | |
| 6 | O'Gosht | 13 | Madeira Star | | |
| 7 | Chino Latino | 14 | Foundry Gym | | |



Connections

<div>08</div> <div>minutes walk</div> <div>Vauxhall</div> <div></div>	<div>10</div> <div>minutes</div> <div>Pimlico</div> <div></div>
<div>15</div> <div>minutes</div> <div>London Victoria</div> <div></div>	<div>20</div> <div>minutes</div> <div>Green Park</div> <div></div>

Further information

Get in touch

Viewings

Strictly by appointment through sole agent:

Terms

Upon application.

Guy Bowring
07831 185 728
guy@usp.london

Scott Fisher
07890 572 225
scott@usp.london



1to6citadelplace.com

Important Notice

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1-6 Citadel Place