

## NEW INSTRUCTION

# 89 ALBERT EMBANKMENT VAUXHALL, SE1

## SELF CONTAINED OFFICE SUITE TO LET OF 2,854 sq ft (265 sq m) approx.

**Location:** 89 Albert Embankment occupies a prominent position on the Southbank of the River Thames, immediately adjacent to the MI6 headquarters building and next to Vauxhall Bridge. Vauxhall Station is situated opposite the building; this is on the Victoria Underground line and is also a British Rail station with a direct connection to Waterloo.

**Description:** The available accommodation comprises a self contained suite on the 5<sup>th</sup> floor, having a total area of 2,854 sq ft (265 sq m). The accommodation has just been refurbished to include air conditioning. The offices are extremely bright with excellent views over London and the building also has its own cafe which fronts onto Albert Embankment.

**Amenities:**

6 automatic passenger lifts	Air conditioning
Commissionaire	Showers
24 hour security	Central heating
Car parking available	Imposing reception area
Secure basement storage	

**Term:** A new lease is offered for a term of 5 years or longer by arrangement.

**Rent:** £25.00 per sq ft per annum exclusive.

**Legal Costs:** Each party to bear their own legal costs.

**Viewing:** Strictly by appointment through the joint agents:

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