

## Sky Gardens, 153 Wandsworth Road, SW8 2GB

To  
Let

1270  
Sq Ft

£38,100  
Per annum excl.

Uses Considered:  
B1

### Description

Completed in 2017, Sky Gardens is 36 storey tower with a mix of commercial and residential accommodation. The commercial entrance comprises a large ground floor reception featuring 24hr concierge and 2 passenger lifts.

The available property comprises a 2nd floor open plan office, fitted out to a good CAT A standard. Providing 1,270 sqft, the office features 21 metres of windows ensuring a high level of natural light throughout.

Tenant incentives are available by way of rent-free for CAT B fit-out.

### Use Class

We understand the property currently has B1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£38,100 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

EPC  
B

VAT  
Yes

Local Authority  
LB Lambeth

### Accommodation

	Sq M	Sq FT
Ground:	0.00	0
Basement:	0.00	0
First:	0.00	0
Second:	118.00	1270
Outside:	0.00	0
<b>Total (GIA):</b>	<b>118.00</b>	<b>1270</b>

### Rates

Rateable Value: TBC  
Rates Payable (19/20): TBC pa\*

\*Rates Payable includes small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

# Evans Pearson

Chartered Surveyors

Contact:

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020 7819 2380

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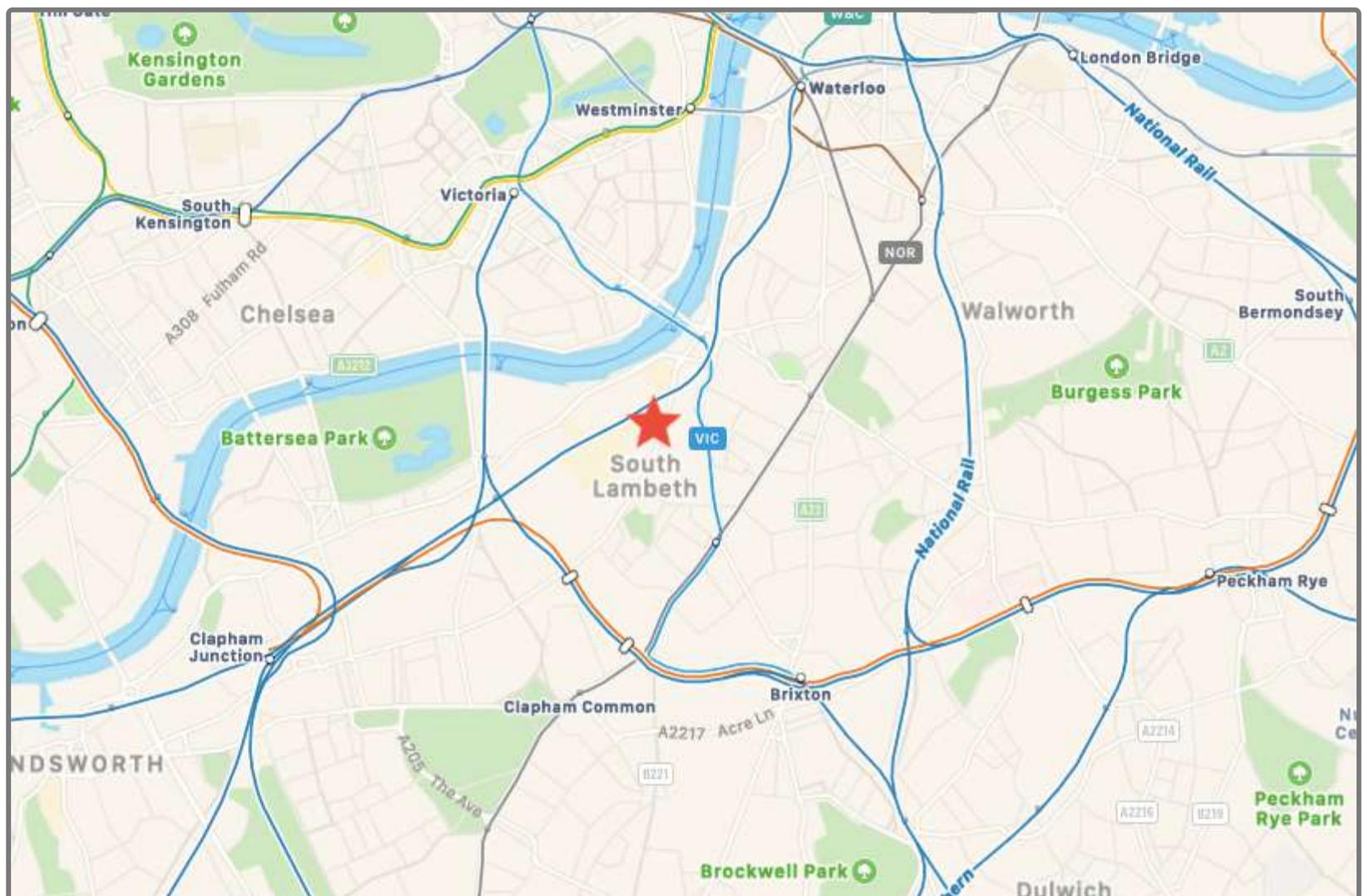
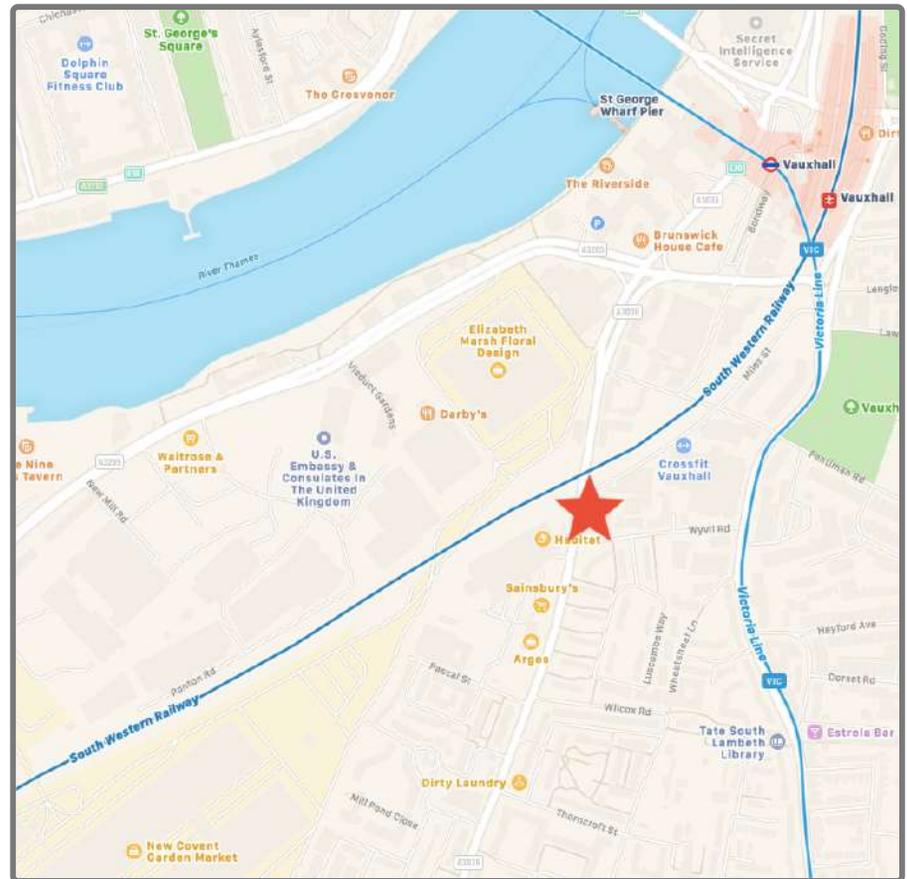
## Location

The property is situated on the East Side of Wandsworth Road, close to the junction with Wyvil Road in Nine Elms.

Set within the Nine Elms Regeneration Area, other local noteworthy developments are The American Embassy and New Covent Garden Market.

Vauxhall Rail and Bus Station is a 6 minute walk away connecting you to the Victoria Line, mainline rail services as well as local and national bus routes.

Nine Elms Station, part of the Northern Line extension, is due for completion next year and is located 300m to the south of the property.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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