



Meadow Works 86a Meadow Road London SW8

- Fully Fitted, Plug & Play
- Redeveloped in 2018
- 7,200 sq ft

Office to Let

Location

Meadow Works benefits from excellent transport links, situated approximately a 10 minute walk from both Vauxhall (Victoria line) and Oval (Northern line) Underground Stations. Numerous bus routes also serve the area with Vauxhall Bus station located a short walk away

Description

The property comprises a recently developed, fully fitted ground floor office.

Amenities include;

- Reception
- Exposed air conditioning
- Exposed brickwork/concrete
- LED lighting
- Raised access flooring
- Showers
- Bike storage,
- 2 parking spaces
- Private gated entrance

Rent

The passing rent is £ 35.50 per sq ft.

Service Charge

N.A

Accommodation

The accommodation spans the entire ground floor of this single storey warehouse conversion which was comprehensively designed and re-specified by award winning architects Carmody Groarke in 2018.

The office is accessible via its own private gated entrance leading to a court yard with two parking spaces.

The space styled with fair faced concrete walls, ceiling and polished concrete floors.

The office is arranged in an open plan configuration and boast many design features including; exposed brickwork, exposed plant as well has stylish w.c's.

Tenure

Sublease available until 23 July 2028
Tenant only break July 2023

EPC

The building a rating of A - 23

Business Rates

We are advised that rates are approximately £14 per sq ft payable for 2020/21.

Interested parties should make their own enquiries with London Borough of Lambeth (020 8315 2255).

VAT

The building is elected for VAT. All figures are quoted exclusive of VAT,.

Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs

Subject to contract

David Hume

davidhume@hdh.co.uk

T 020 7462 9128

M 07973 248 756

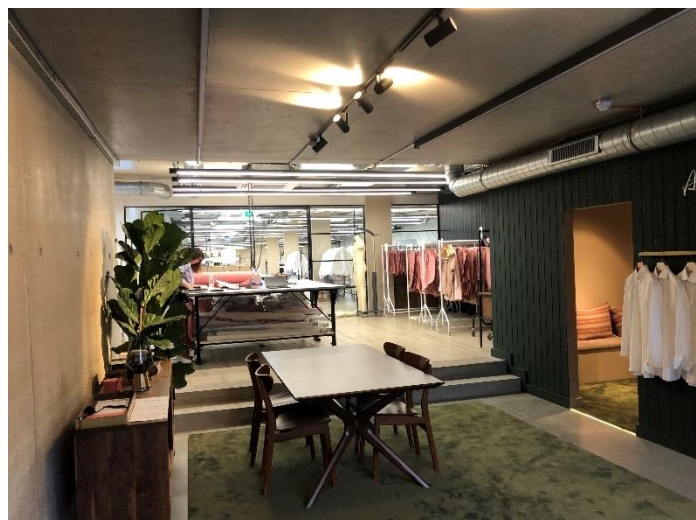
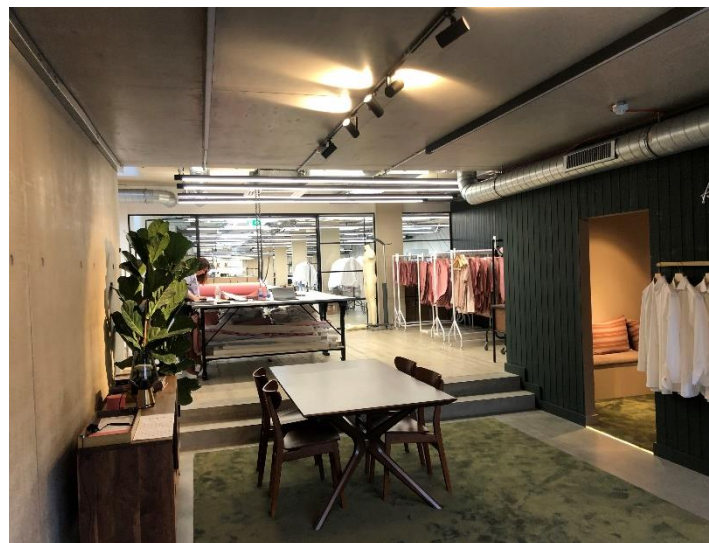
Harry Hopson

harryhopson@hdh.co.uk

T 020 7462 913

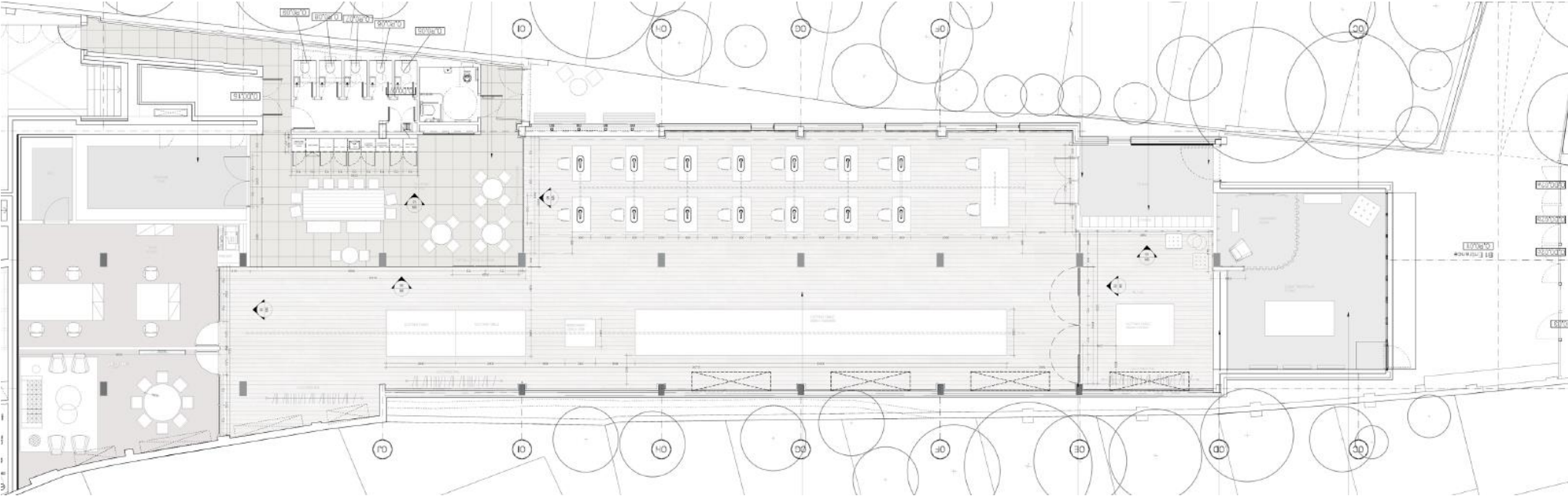
M 07587 539 047

Harper Dennis Hobbs



HARPER DENNIS HOBBS LIMITED (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
2. Harper Dennis Hobbs Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact representations and must satisfy themselves as to their accuracy;
3. No person in the employment of Harper Dennis Hobbs Limited has the authority to make or give any representation or warranty whatever in relation to this property; Harper Dennis Hobbs Limited will not be liable in negligence or otherwise for any loss arising from the use of these particulars.



Floor Plan