

NEW INSTRUCTION**CAMELFORD HOUSE, 89 ALBERT EMBANKMENT,
VAUXHALL, SE1****Approx. 200 – 76,377 Sq Ft / 18.58 – 7,095.66 Sq M**

**Camelford House
89 Albert Embankment
Vauxhall
SE1 7TP**

- Approx. 200 – 76,377 sq ft (NIA)
- Shower and changing facilities
- Bike racks
- Secure car parking
- Air conditioning (in part)

LOCATION

Camelford House is c.200 metres walk to Vauxhall National Rail and Underground station. There are direct rail services to London Waterloo, Clapham Junction, Wimbledon and Richmond. Vauxhall Station is on the Victoria Line which provides connections to Victoria, Oxford Circus and Kings Cross.

DESCRIPTION

Camelford House is an impressive building arranged over 17 floors in an unrivalled location on The Thames Embankment, adjacent to the M16 building and moments from Vauxhall Bridge and Vauxhall station. There is a total of 76,377 sq ft available in a range of suites from 200 sq ft – 11,565 sq ft.

There is a ground floor Café unit, concierge service, 24 hour security and on-site car parking. The building enjoys spectacular, uninterrupted views of the Thames, South London and Central London to St. James Park and beyond to Green Park. The office suites are offered on an individual or collective basis.

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
16 th & 17 th Floors (Duplex)	6,486	602.57
16 th Floor	2,149	199.65
15 th Floor	6,971	647.63
10 th Floor	2,657	246.84
10 th Floor	6,958	646.42
9 th Floor	7,383	685.90
8 th Floor	7,017	651.90
5 th Floor	3,552	329.99
4 th Floor	11,565	1074.42
3 rd Floor	3,018	280.38
3 rd Floor	1,310	121.70
3 rd Floor	1,513	140.56
3 rd Floor	1,674	155.52
2 nd Floor	6,976	648.09
2 nd Floor	200	18.58
Ground Floor	6,239	579.62
Ground Floor	709	65.87
Total	76,377	7,095.66

TERMS

New lease(s) direct from the landlord on terms by arrangement.

OUTGOINGS

Rent: £37.50 per sq ft per annum exclusive

Service charge: Approx. £11.00 per sq ft pax (YE 2022)

Business Rates Payable (2022/23):
Approx. £14.51 per sq ft pax*

*please note you are advised to make your own enquires in this regard.

VAT

Figures are exclusive of VAT. The property is elected for VAT.

EPC

D 84

SUBJECT TO CONTRACT



**Viewing strictly by appointment via
Carter Jonas or its joint agents Savills**

Anders Horwood

Ed Caines

Florence Horner

anders.horwood@carterjonas.co.uk

ed.caines@carterjonas.co.uk

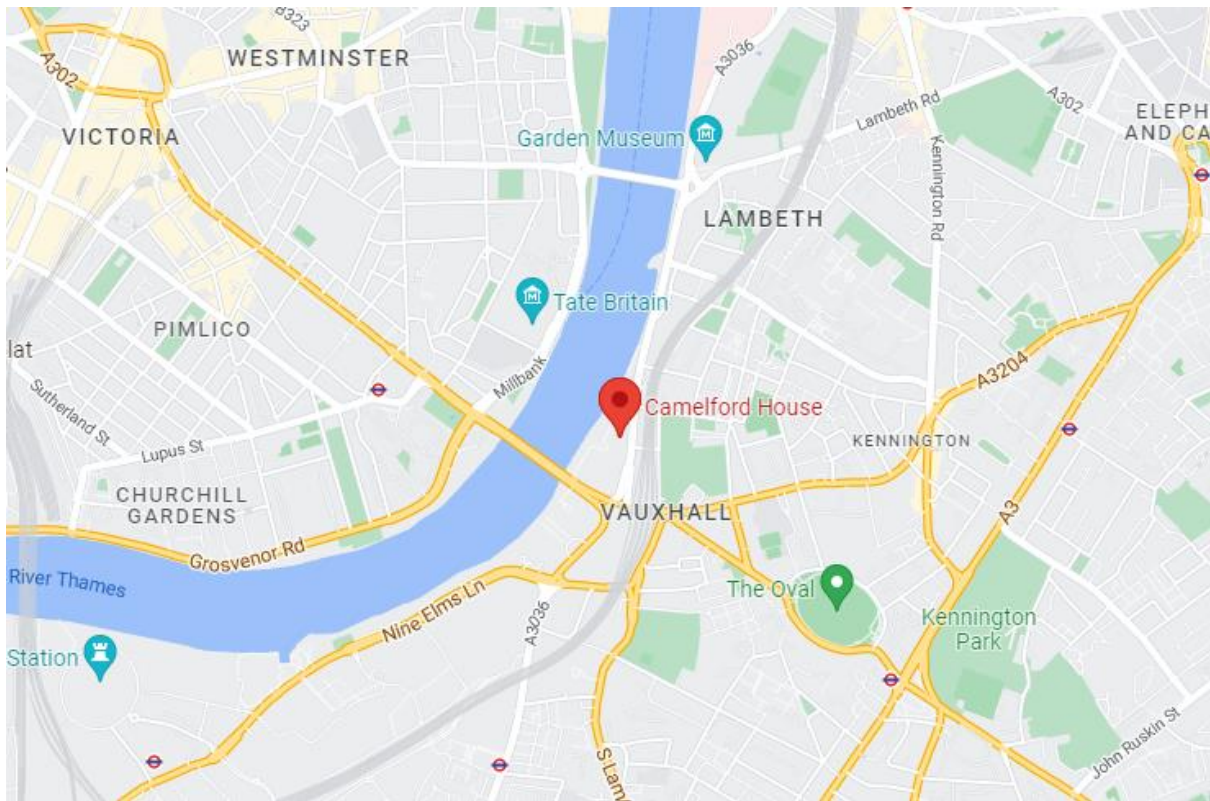
florence.horner@savills.com

Tel: 020 7106 0732 | 07836 246 049

Tel: 020 7016 0724 | 07966 188 632

Mob: 07870 999255

Location Map (not to scale)



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IMPORTANT INFORMATION

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Classification L2 - Business Data

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