

NEW INSTRUCTION**21 CELLINI STREET, NINE ELMS SW8****APPROX. 2,584 / 240.1 SQ M****SELF-CONTAINED FULLY FITTED OFFICE TO LET**

**21 Cellini Street
Nine Elms
SW8 2FQ**

- Fully Fitted & Furnished
- Excellent Natural Light
- Self-Contained
- Shower facilities

LOCATION

Nestled within the Nine Elms Point development, this property occupies a prominent position. It's location provides excellent visibility and convenient access to Nine Elms Underground Station (Northern Line) approximately 2 minute's walk, and Vauxhall Underground & Mainline Station (Victoria) is within a short walking distance.

There are a variety of leisure, and retail amenities within close proximity of the property including Waitrose, Sainsbury's, Starbucks and Vauxhall Park.

DESCRIPTION

A self contained unit arranged over ground mezzanine and first floors offering approximately 2,584 sq ft / 240.1 sq m (NIA) of high quality office space.

The accomodation benefits from excellent levels of natural light, brilliant views, and provides fitted out office space with the following amenities:

- Fully Fitted & Cabled (not tested)
- Kitchenette
- Full access raised floors
- Fibre enabled
- Excellent Natural Light
- Air Conditioning
- Shower & demised WC's

ACCOMMODATION

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

| ACCOMMODATION | Sq Ft | Sq M |
|-----------------------|--------------|--------------|
| 1 st floor | 2,368 | 220.0 |
| Mezzanine | 102 | 9.5 |
| Ground floor | 114 | 10.6 |
| Total | 2,584 | 240.1 |

Viewing strictly by appointment

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TERMS

A new lease is available direct from the Landlord for a term by arrangement.

OUTGOINGS

Rent: £35.00 per sq ft exclusive

Business Rates (2023/24): Est. £14.91 per sq ft
*please note you are advised to make your own enquires in this regard.

Service Charge: Est. £1.34 per sq ft (YE 2023)

VAT

The property is elected for VAT.

EPC

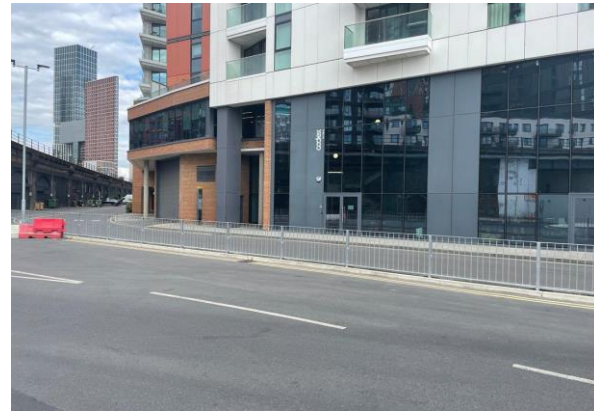
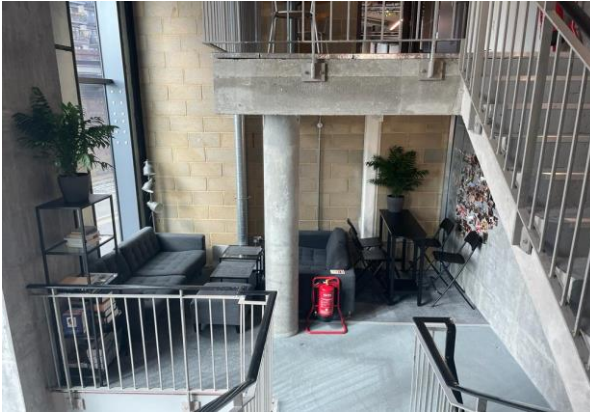
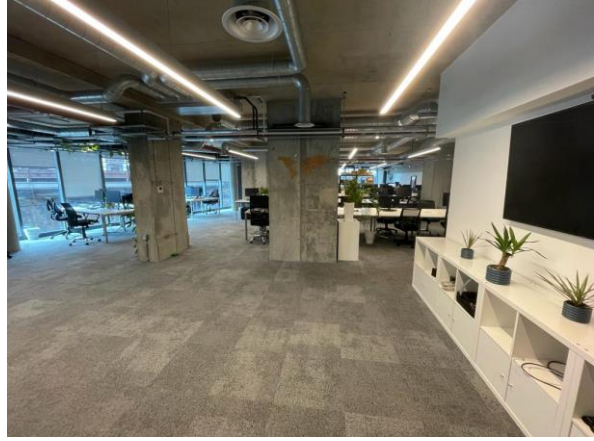
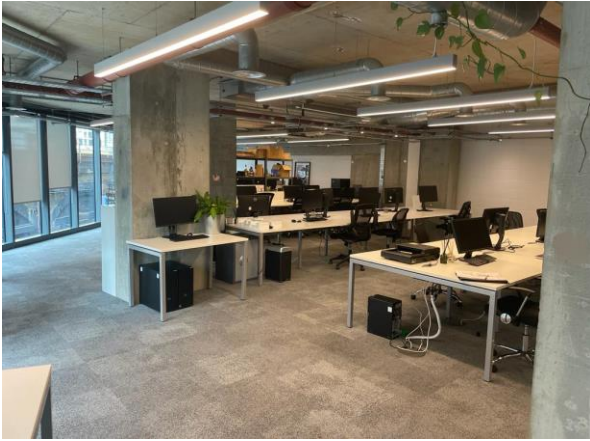
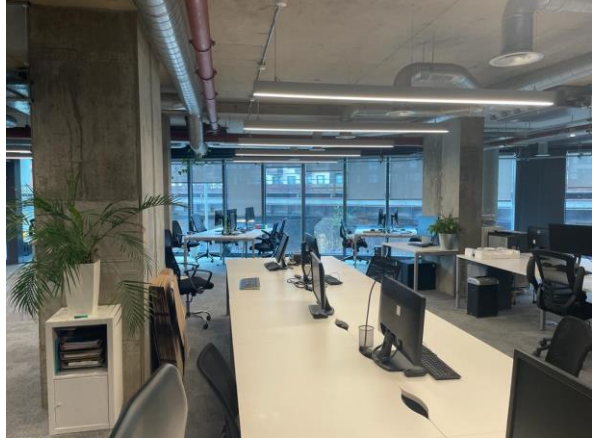
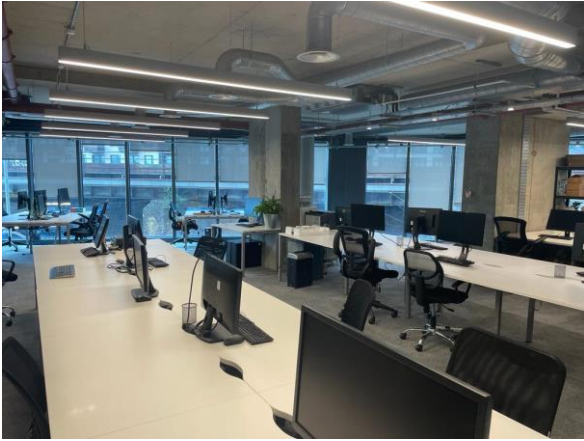
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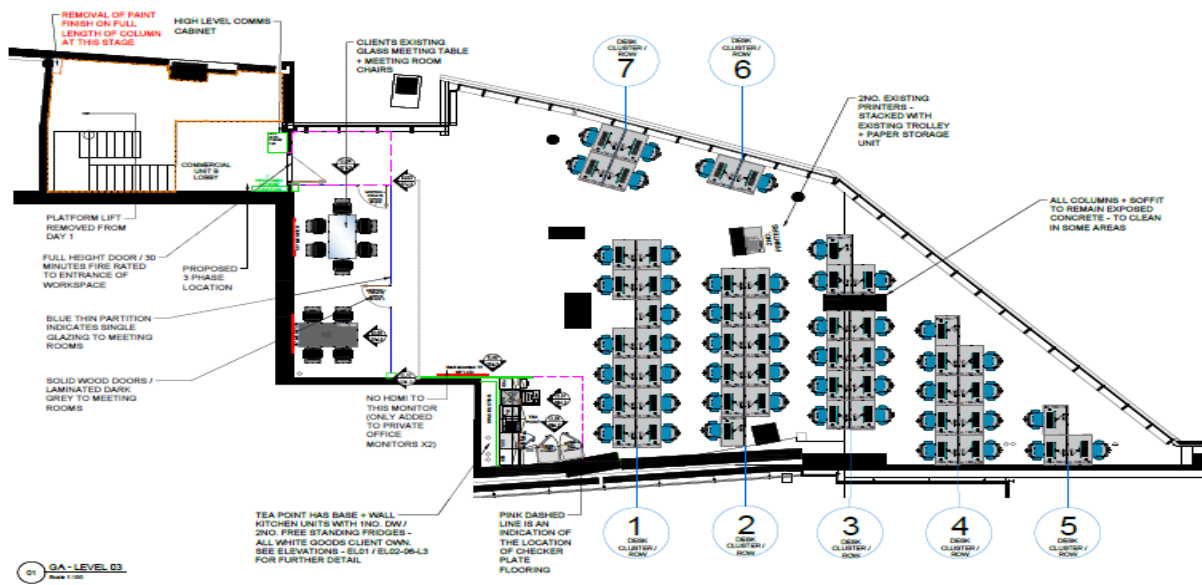
SUBJECT TO CONTRACT

IMPORTANT INFORMATION

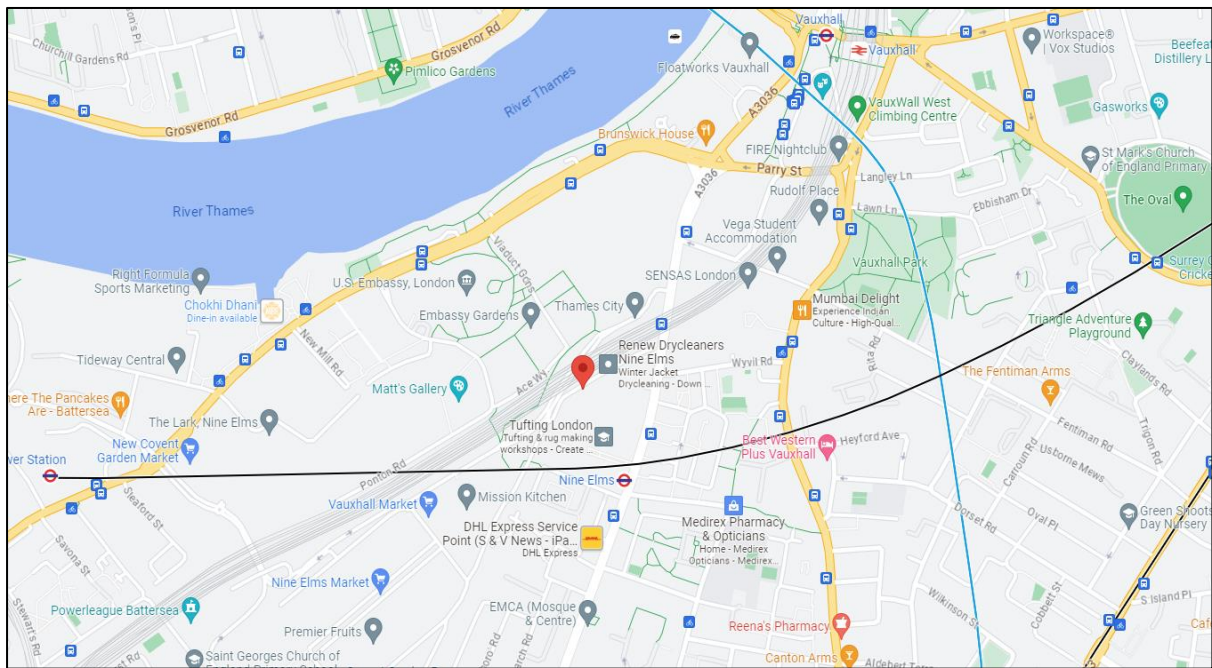
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Carter Jonas





Floor Plan (not to scale)



Location Plan (not to scale)

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