

# USP.

Miles Yard, Miles Street,  
London, SW8 1RP

**OFFICES TO RENT**

**3,459 - 27,457 SQ FT**

[milesyard.london](http://milesyard.london)

[usp.london](http://usp.london)

020 3757 7777





## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
5th Floor	Available	4,690	£57.50
4th Floor	Available	4,690	£57.50
3rd Floor	Available	4,690	£57.50
2nd Floor	Available	4,687	£52.50
1st Floor	Available	4,580	£52.50
Ground Floor	Available	3,459	£52.50
Reception	Available	661	POA
<b>TOTAL</b>		<b>27,457</b>	

## Amenities

VRF fan coil air conditioning system

Full access raised floors

Two x 13-person passenger lifts serving all floors

50 cycle spaces

Targeted EPC - A

Occupational density of 1 person per 10 sq m

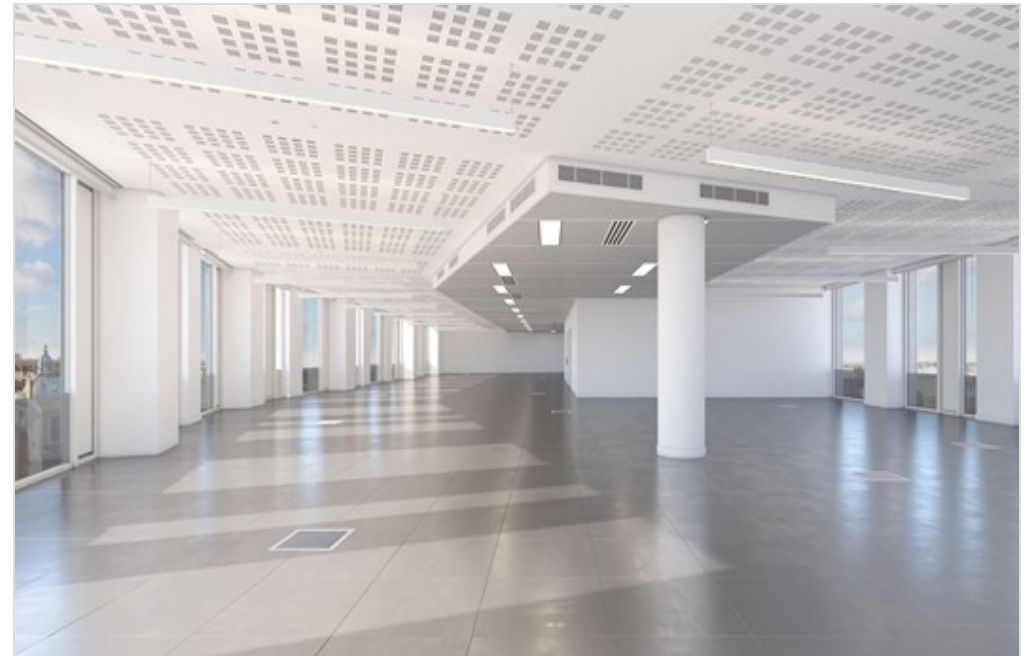
Strip LED lighting

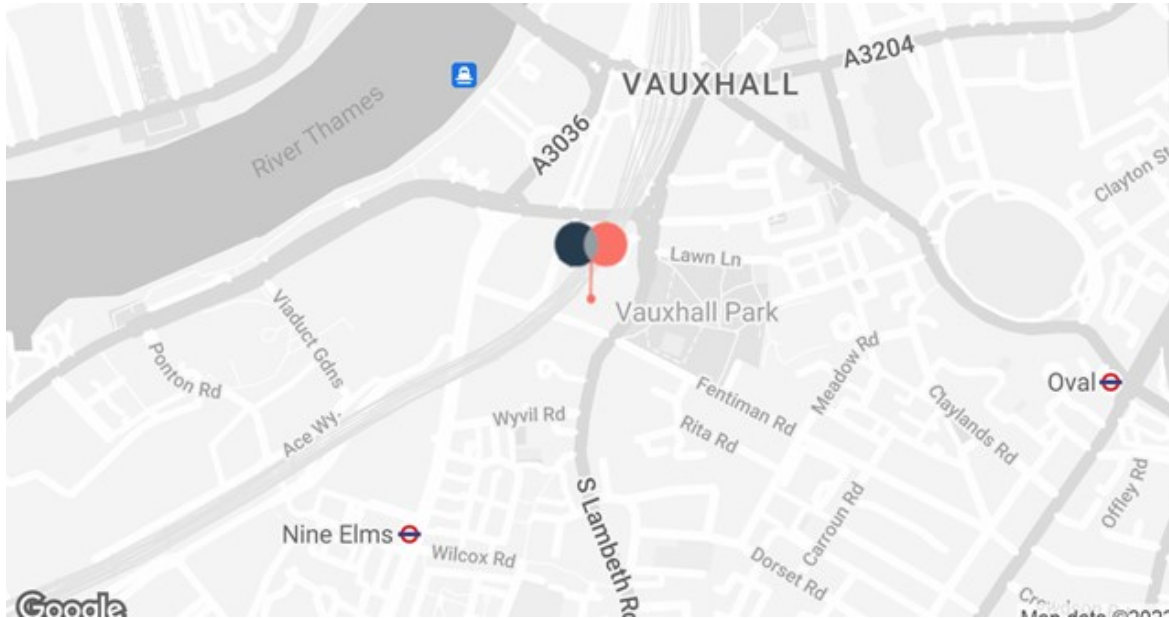
Finished floor-to-ceiling heights of up to 3 metres

CCTV, video entry and door access control systems

5 showers, 50 lockers, 20 self-drying cabinets

BREEAM 'Excellent' rating





## Description

### A new contemporary office development

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.

A perfectly formed, self-contained HQ-style building, the interiors have been carefully designed to match the work lifestyle choices of today's modern occupiers. Targeting BREEAM 'Excellent' the scheme considers sustainability and wellness in its contemporary workspace.

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## Further Information

A new lease for a term by arrangement

### Rent

£55.00 - £57.50

### Service Charge

£12 psf est

### Rates

£22 psf est

### EPC

EPC A

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