

TO LET

B1 OFFICE UNIT IN THE HEART OF LONDON'S MOST EXCITING NEW DISTRICT

7 CELLINI STREET, LONDON, SW8 2FQ

545 Sq Ft (50.6 Sq M) APPROX.



Currell

020 7354 5050

LOCATION

The development is situated on Cellini Street, close to the junction with Nine Elms Lane in the heart of Vauxhall. The whole area has been transformed into a commercial centre.

Vauxhall Underground Station is only a 5-minute walk from the development and numerous bus routes run along Wandsworth Road and Nine Elms Lane. The new Northern Line Extension will be adjacent to the development which is due to open next year.

DESCRIPTION

Comprises a ground floor office unit within Block K of the development. The unit is self-contained with its own access and will have a fully glazed frontage.

The unit can be fitted with a WC, teapoint, lighting and electrics and has exposed concrete ceiling.

ACCOMMODATION

Approximate measurements only.

545 Sq. Ft. (50.6 Sq. M)

LEASE TERM

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£18,000 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

To be advised.

SERVICE CHARGE

To be advised.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment with sole agents:

Currell Commercial Ltd.

Jon Morell

DDI – 020 7096 2785

j.morell@currell.com

Dean Marks

DDI – 020 7096 2780

d.marks@currell.com

Beverley Hedge

DDI – 020 7704 7514

b.hedge@currell.com

Ref: COM190028

For more information on our properties please visit our website – www.currell.com/commercial

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