



A FRESH OPPORTUNITY

A BRAND NEW GROUND FLOOR CAFÉ UNIT
MILES STREET, VAUXHALL SW8 1RZ

1,359 SQ FT AVAILABLE TO LET

DEVELOPED, OWNED AND MANAGED BY



DOWNING

developing a great britain

NEW CAFÉ UNIT IN THE HEART OF VAUXHALL.

The new self-contained café unit is situated on the ground floor of Vega, a 37 storey residential tower, just a 2-minute walk from Vauxhall Station. It will be fitted out, ready for a tenant's own internal fittings, to include fully opening doors to allow pavement tables and chairs (subject to planning).

The new Northern Line station at Nine Elms, due to open in autumn 2021, is only a 5 minute walk away, creating an even greater footfall along the main South Lambeth Road.



OVERVIEW OF TERMS AND SPECIFICATIONS.



INCLUDES:

- + **RENT**
£40,000 pa
- + **TERM**
A new FRI lease for a term to be agreed, with periodic rent reviews
- + **VAT**
VAT will be applicable
- + **SERVICE CHARGE**
To be agreed
- + **LEGAL COSTS**
Each party to bear their own legal costs in the transaction



WC



HEATING & COOLING



MECHANICAL VENTILATION



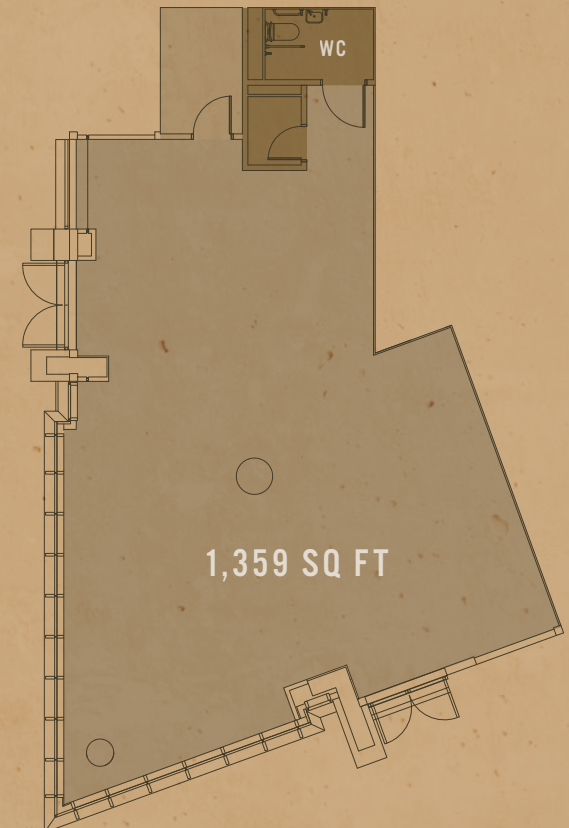
3 PHASE POWER / SMALL POWER



BI FOLD DOORS



FIRE ALARM




VIBRANT VAUXHALL.

The unit is located in Miles Street (just off South Lambeth Road) in the heart of Vauxhall, which continues to undergo considerable redevelopment. It also adjoins the new Nine Elms Quarter – an increasingly vibrant residential and business district.

The café forms part of the impressive Vega development which will house 841 student rooms alongside 30,000 sq ft of new offices, and is also adjacent to Atlas which accommodates a further 578 students. Vauxhall mainline and bus station is just a few minutes walk away.



 **02** MINUTES
TO VAUXHALL STATION



VIEWING BY APPOINTMENT



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