



Vox Studios Durham Street, Vauxhall, SE11 5JH

**SECOND FLOOR OFFICE STUDIO | READY FOR OCCUPATION
SUMMER 17**

TO LET

Area: 3,100 FT² (288M²) | Rent: £149,400 PA |

LOCATION:

Located within minutes from the heart of Vauxhall, the former Marmite Factory has been refurbished as 'Vox Studios' - the perfect office environment for new and growing businesses looking for flexible leases within a creative business hub.

Located on Durham Street, Vox Studios is less than a five minute walk from Vauxhall train station, providing excellent links to central London and well connected to local bus links. The A3 Kennington Park Road is easily accessed to the South East and to the West, Vauxhall Bridge provides access north of the River Thames, through to Victoria and to the West End.

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DESCRIPTION:

With over 100 studios, three meeting rooms and an on-site café, this new development is ideal location for both new start ups as well as growing businesses.

The available bright and airy second floor office studio extends to a total area of approximately 3,100 sq ft with access onto a terrace area.

Ready for occupation early Summer 17.

Floor plans available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	3,100	288
TOTAL	3,100FT²	288M²

AMENITIES:

- Located in heart of Vauxhall
- 24 hour access
- Cafe / Restaurant
- Centre Manager
- Meeting rooms (via arrangement)
- Air conditioning

TENURE:

A new Full Repairing and Insuring lease to be granted for a term to be agreed.

RENT PA:	£149,400	VAT:	Applicable.
SERVICE CHARGE:	Included in rent	RATES PAYABLE:	To be assessed.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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