



Camelford House

89 Albert Embankment, Vauxhall, SE1 7TP

**Flexible & economic leases
available at Camelford
House**

200 to 76,377 sq ft
(18.58 to 7,095.66 sq m)

- Shower and changing facilities
- 6 passenger lifts
- Male & Female WCs
- Bike racks
- Ceiling mounted air conditioning (some units)
- Secure car parking
- 24 hour manned reception

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Summary

Available Size	200 to 76,377 sq ft
Rent	Rent on application
Rates Payable	£14.51 per sq ft
Service Charge	£9.51 per sq ft
EPC Rating	D (84)

Description

Camelford House is an impressive building arranged over 17 floors in a unrivalled location on The Thames Embankment, adjacent to the MI6 building and moments from Vauxhall Bridge and Vauxhall station.

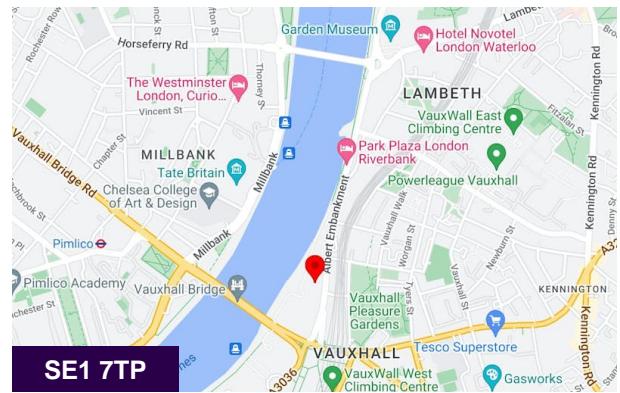
There is a total of up to 76,377 sq ft available in a range of suites from 200 sq ft up 7,383 sq ft.

Camelford House benefits from a ground floor Café, concierge service, 24 hour security and on-site car parking. The building enjoys spectacular, uninterrupted views of the Thames, South London and Central London to St. James Park and beyond to Green Park. Vauxhall and its immediate surrounding area has seen a huge surge in development over the last few years, flagship developments include Battersea Power Station, One Embassy Gardens at Nine Elms and St. Georges Wharf.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
17th - 16th & 17th floor Duplex Tower Wing	6,486	602.57	Available
16th - Part floor Tower Wing	2,149	199.65	Under Offer
15th - Part floor Tower Wing	6,971	647.63	Available
10th - Part floor Tower Wing	2,657	246.84	Available
10th - Curve Wing	6,958	646.42	Available
9th - Tower Wing	7,383	685.90	Available
8th - Curve Wing	7,017	651.90	Available
5th - Part floor Curve Wing	3,552	329.99	Available
4th	11,565	1,074.42	Available
3rd - Part floor Curve Wing	1,674	155.52	Available
3rd - Part floor Curve Wing	3,018	280.38	Available
3rd - Part floor Tower Wing	1,310	121.70	Let
3rd - Part floor Tower Wing	1,513	140.56	Under Offer
2nd - Part floor Curve Wing	6,976	648.09	Available
2nd - Part floor Tower Wing	200	18.58	Available
Ground - Part floor Curve Wing	6,239	579.62	Available
Ground - Part floor Tower Wing	709	65.87	Available
Total	76,377	7,095.64	



Viewing & Further Information

Guy Nicholas

020 7518 3312 | 07841684880
guy.nicholas@carterjonas.co.uk

Ed Caines

020 7016 0724
ed.caines@carterjonas.co.uk

Lucy Atkins

01223 558035 | 07703 198946
lucy.atkins@carterjonas.co.uk

Natasha Cowie

020 3752 8665 | 07919 628074
natasha.cowie@carterjonas.co.uk

Savills (Joint Agent)

+44 (0) 20 7409 8764

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