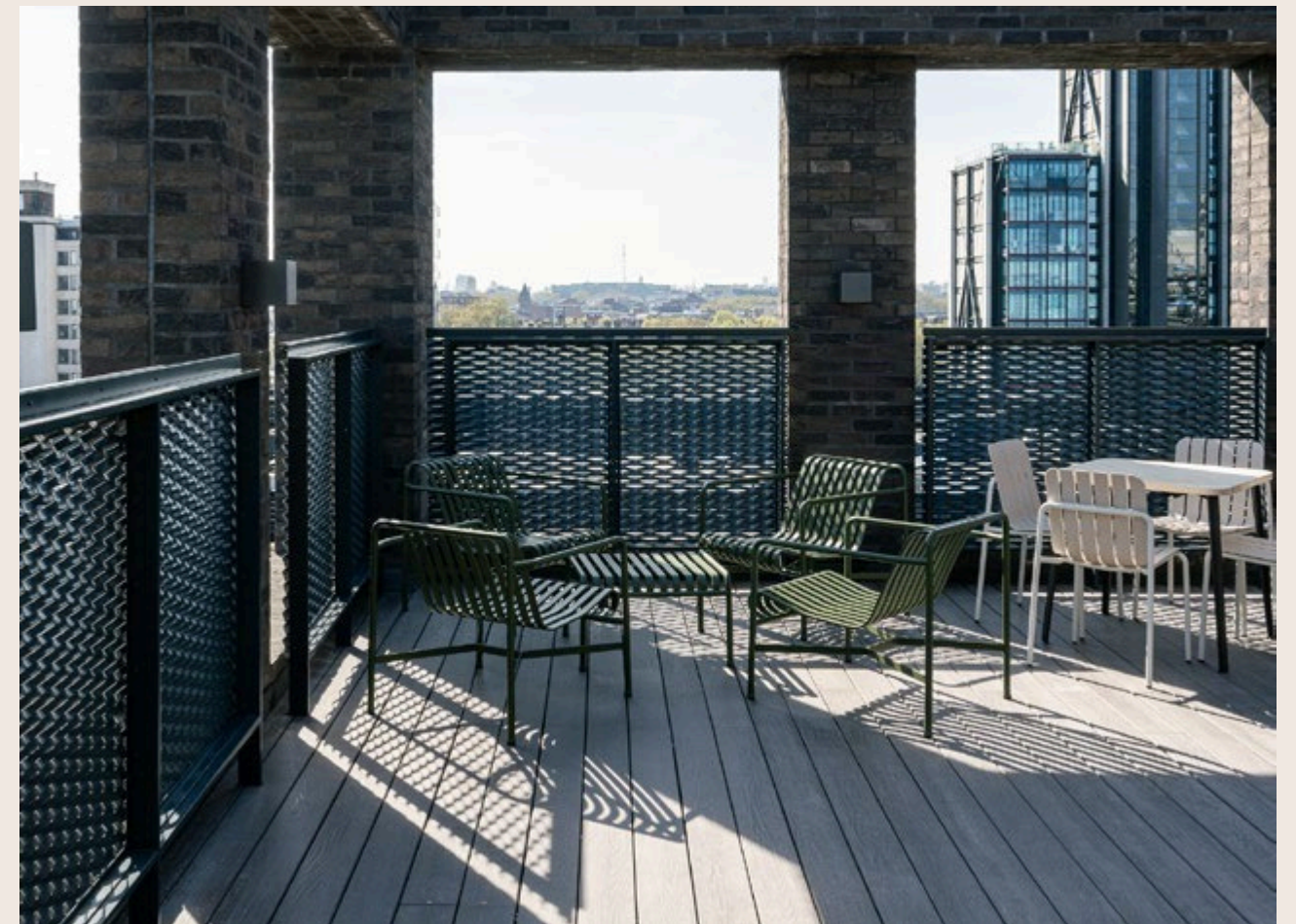


RUBIX

THE COADE SET

# A building designed with ESG at its heart and efficient floorplates

The building benefits from a communal roof terrace overlooking the River Thames and Vauxhall Gardens, it's a workspace designed to inspire while keeping employee wellness in focus.



## AMENITIES



NEWLY REFURBISHED OFFICE SPACE



TOWEL SERVICE



AIR CONDITIONING



COMMUNAL ROOF TERRACE



MANNED RECEPTION



30 - 40 OPEN PLAN DESKS



NATURAL LIGHT THROUGHOUT



EPC A

# VAUXHALL & BATTERSEA

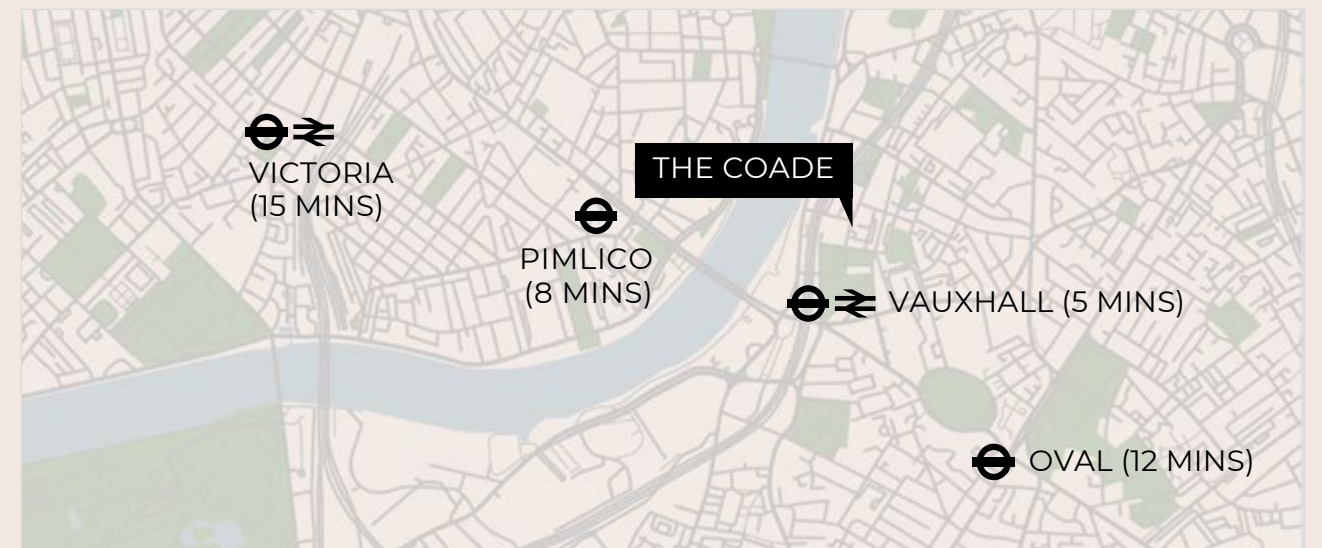


# AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
9 <sup>th</sup>	219.62	2,364	-	-	-	LET
8 <sup>th</sup>	284.10	3,058	£57.50	£12.56	£20.00	£22,950.29
7 <sup>th</sup>	284.00	3,057	£57.50	£12.56	£20.00	£22,942.79
6 <sup>th</sup>	284.28	3,060	£52.50	£12.56	£20.00	£21,690.30
5 <sup>th</sup>	284.93	3,067	£52.50	£12.56	£20.00	£21,739.92
4 <sup>th</sup>	285.77	3,076	£57.50	£12.56	£20.00	£23,085.38
3 <sup>rd</sup>	287.07	3,090	£50.00	£12.56	£20.00	LET
2 <sup>nd</sup>	286.88	3,088	£55.00	£12.56	£20.00	LET
P 1 <sup>st</sup>	286.88	3,088	-	-	-	LET
P 1 <sup>st</sup>	119.66	1,288	-	-	-	LET

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

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