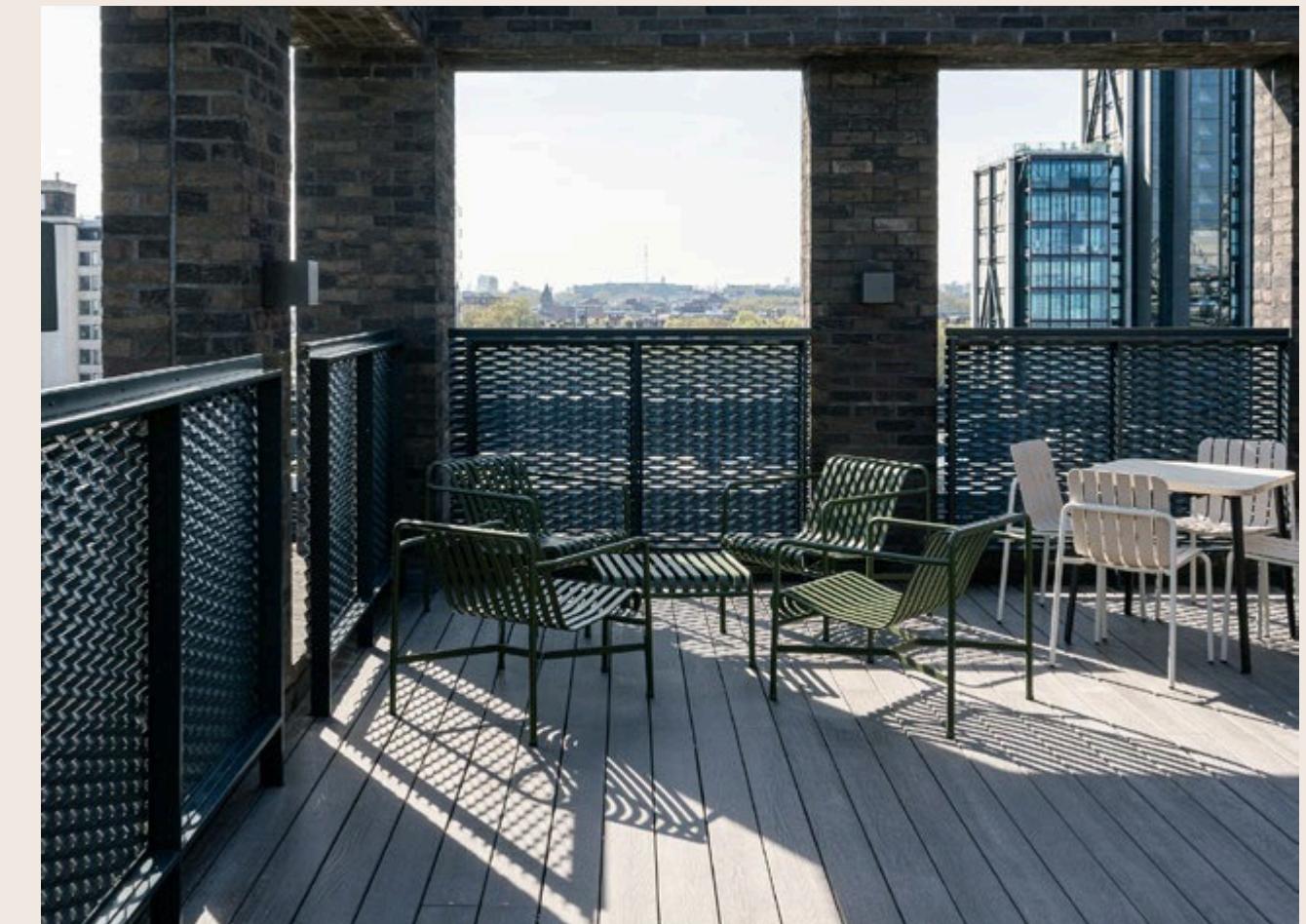
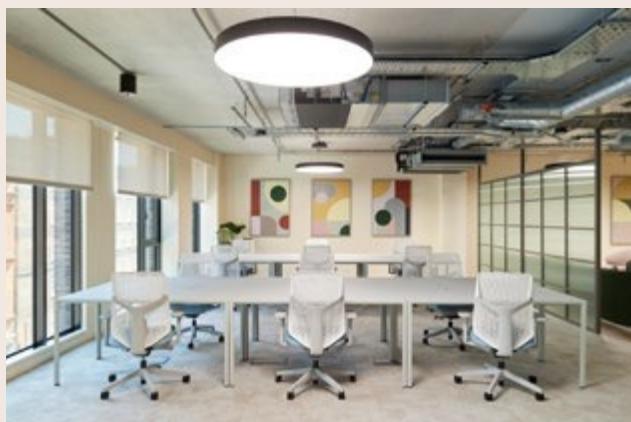


RUBIX

THE COADESEN

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.



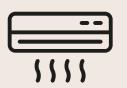
AMENITIES



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

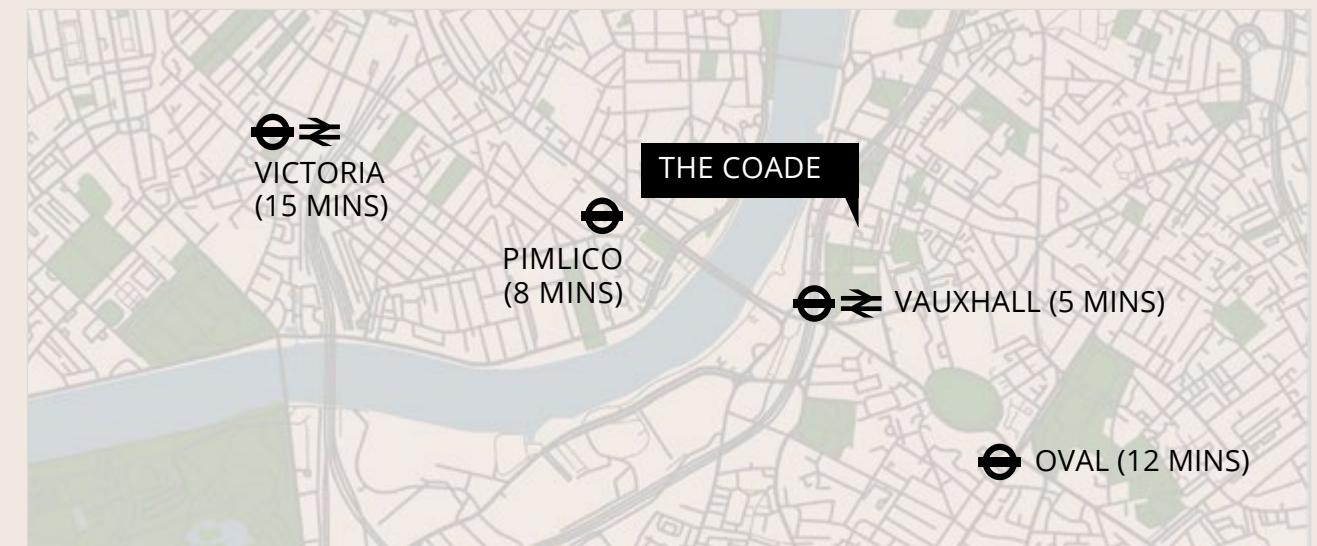


AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
9 th	219.62	2,364	-	-	-	LET
8 th	284.10	3,058	£57.50	£12.56	£20.00	£22,950.29
7 th	284.00	3,057	£57.50	£12.56	£20.00	£22,942.79
6 th	284.28	3,060	£52.50	£12.56	£20.00	£21,690.30
5 th	284.93	3,067	£52.50	£12.56	£20.00	£21,739.92
4 th	285.77	3,076	£52.50	£12.56	£20.00	£21,803.71
3 rd	287.07	3,090	£50.00	£12.56	£20.00	LET
2 nd	286.88	3,088	£55.00	£12.56	£20.00	LET
P 1 st	286.88	3,088	-	-	-	LET
P 1 st	119.66	1,288	£50.00	£12.56	£20.00	£8,861.44

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

Harry Radcliffe

E: harry@rubix.london
M: +44(0)7796217354

Jack Harwood

E: jack@rubix.london
M: +44(0)7591 829 278

Chris Commins

E: chris@rubix.london
M: +44(0)7904 131 351

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.