

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

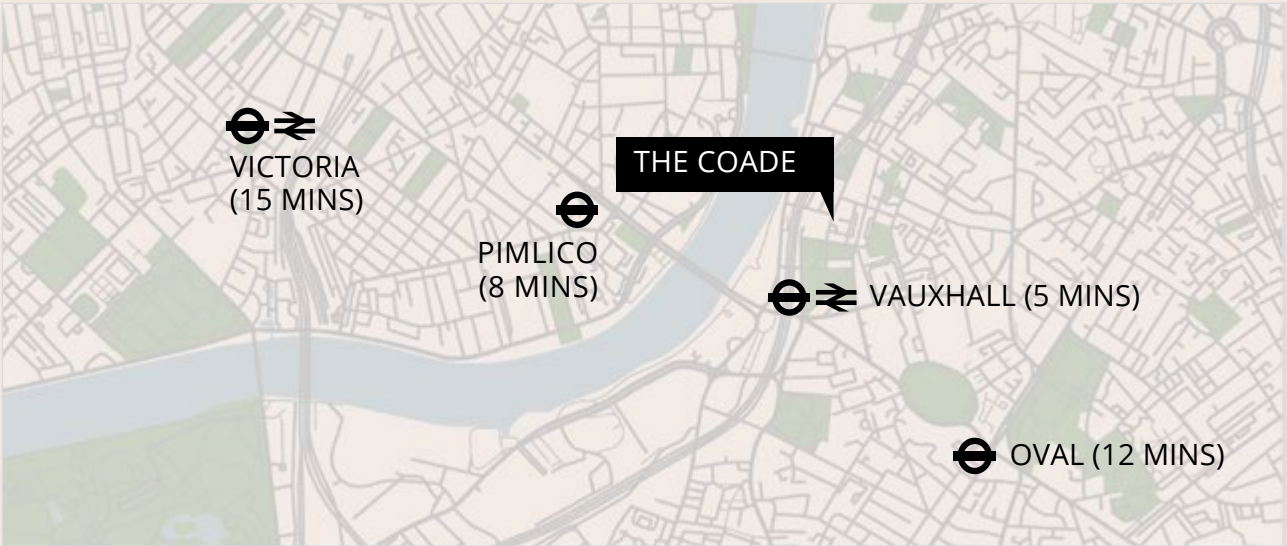


AVAILABILITY

| FLOOR | SQ M | SQ FT | RENT/PSF | S.C/PSF | RATES/PSF | TOTAL/MONTH |
|-------------------|--------|-------|----------|---------|-----------|-------------|
| 9 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.

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