

THE CORNICHE

ALBERT EMBANKMENT SE1

STUNNING SELF-CONTAINED OFFICES WITH
AMAZING RIVER VIEWS

— OFFICES FOR SALE / TO LET – 2,489 SQ FT – 10,718 SQ FT —



THE
CORNICHE
ALBERT EMBANKMENT



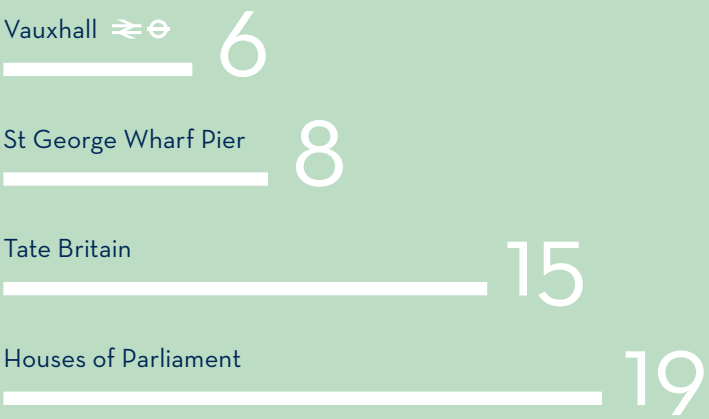
Designed by Foster & Partners, the offices are approached via their own self-contained entrance and benefit from spectacular views of the River Thames. The building is situated in the Vauxhall Nine Elms & Battersea Opportunity Area (VNEB) and provide new air-conditioned CAT A offices arranged over the ground and 1st floors.

Computer generated image, indicative only.

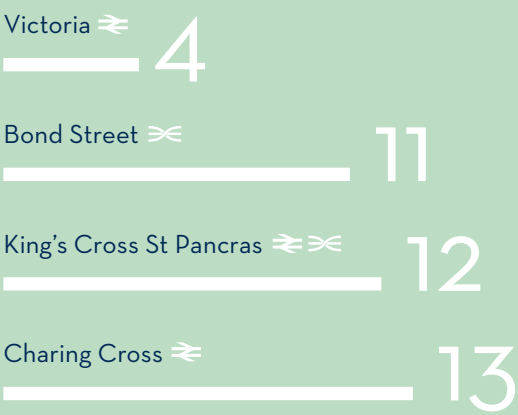


LOCATION

By Foot



By Tube



By Rail



Source: Transport for London website 2019, google.co.uk/maps and walkit.com
Map not to scale and shows approximate locations only.



AMENITIES

- RESTAURANTS

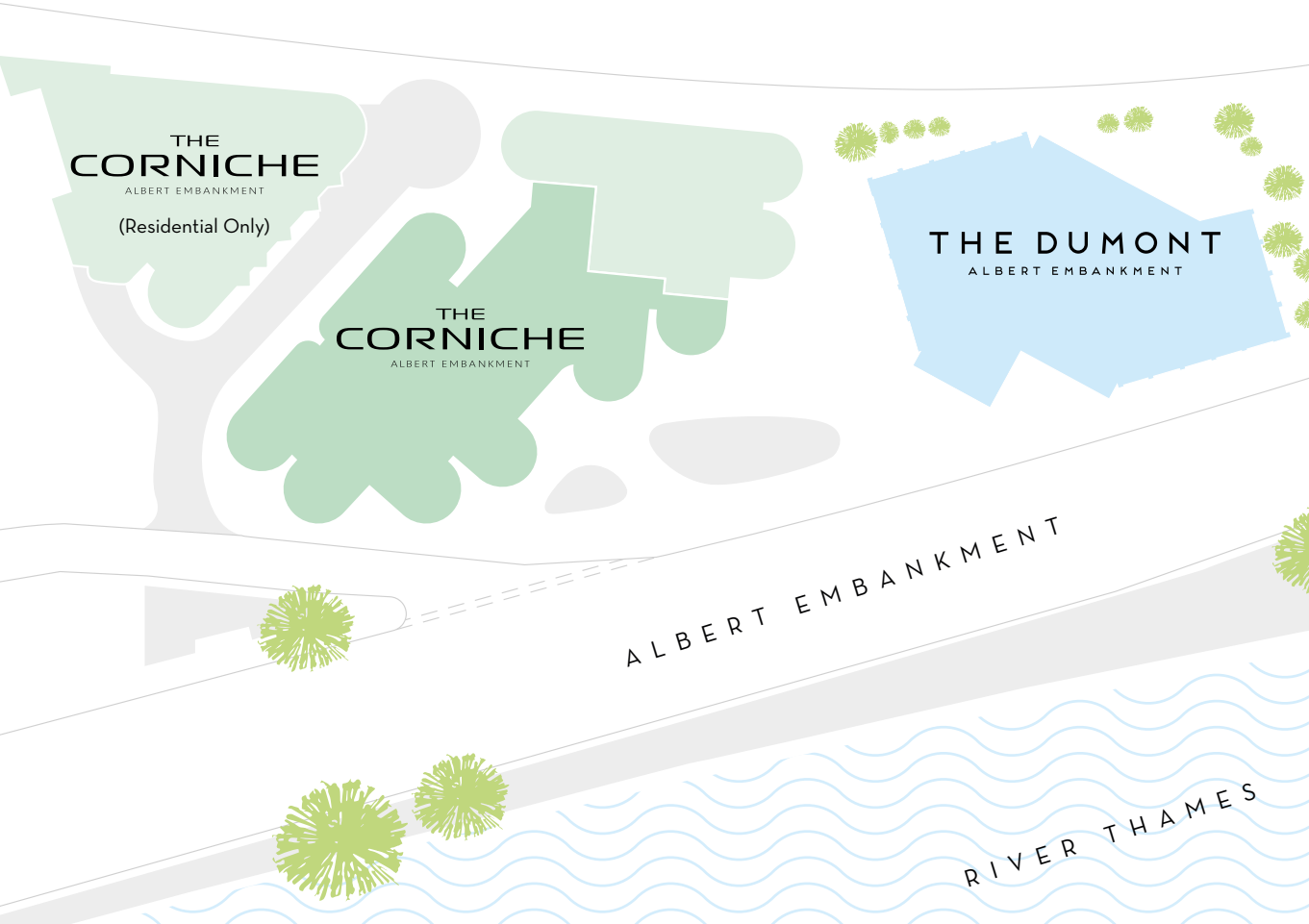
 - 1. Brunswick House
 - 2. The Black Dog
 - 3. The Rose
 - 4. Thamesis Dock
 - 5. Pico Bar
 - 6. Nando's
 - 7. Chino Latino
 - 8. Duchy Arms
 - 9. Pharmacy
- SHOPS/CAFÉS

 - 1. Merano Rose Bar
 - 2. Dirty Burger
 - 3. Casa Madeira
 - 4. The Riverside
 - 5. Zeitgeist
 - 6. Sainsbury's
 - 7. Waitrose
 - 8. Pret A Manger
 - 9. Starbucks
- GYM & LEISURE

 - 1. Vauxhall Climbing Wall
 - 2. CrossFit
 - 3. The Gym
 - 4. The Bonnington Centre
 - 5. Urban Warriors Gym
 - 6. The Iron Club
 - 7. Embody Wellness
 - 8. The Foundry
 - 9. F45



THE BUILDING



Site plan not to scale and indicative only.

Specification

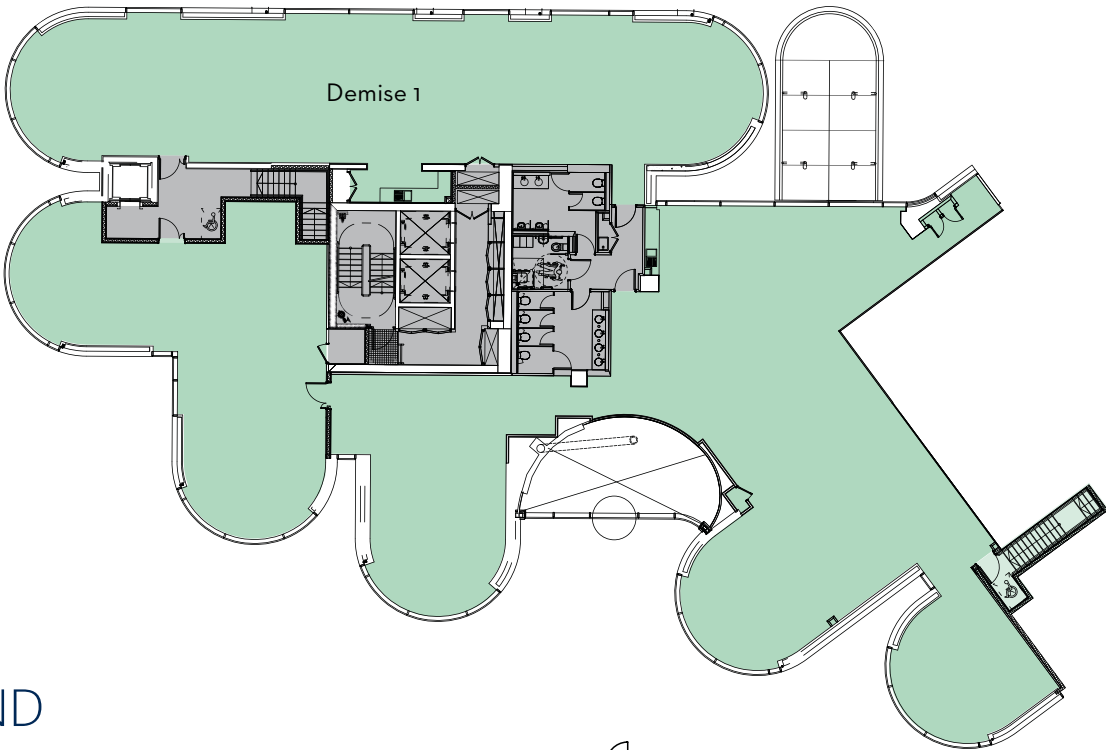
- Spectacular river views
- Fully accessed raised floors
- Metal tiled suspended ceiling
- LED lighting
- Air-conditioned
- Passenger lift
- WC and shower provision
- Cycle storage racks
- Car parking by separate arrangement



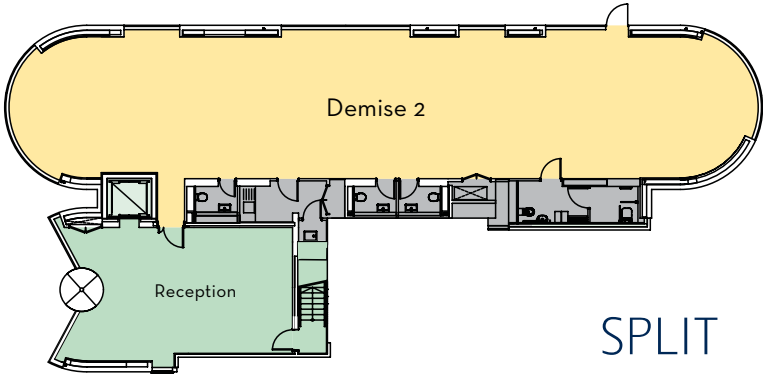
FLOOR PLANS



1ST



GROUND



WHOLE

FLOOR	DESCRIPTION	SQ FT	SQ M
1st	Offices	7,594	705.5
Ground	Offices	2,489	231.0
Ground	Reception	635	59.0
TOTAL		10,718	995.7

Floor plans not to scale, indicative only.

SPLIT

Demise 1			
FLOOR	DESCRIPTION	SQ FT	SQ M
1st	Offices	7,594	705.5
Ground	Reception	635	59.0
TOTAL		8,229	764.5
Demise 2			
FLOOR	DESCRIPTION	SQ FT	SQ M
Ground	Offices	2,489	231.2
TOTAL		2,489	231.2

THE CORNICHE

ALBERT EMBANKMENT SE1



Contact

For further information please contact the sole agents Union Street Partners.

Terms

The premises are available for sale or to let.



[Virtual Tour Link](#)

www.albertembankmentoffices.co.uk

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St James
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