

THE DUMONT

ALBERT EMBANKMENT SE1

STUNNING SELF-CONTAINED OFFICES WITH
AMAZING RIVER VIEWS

— OFFICES FOR SALE / TO LET - 7,601 SQ FT —

WATERLOO

HOUSES OF PARLIAMENT

RIVER THAMES

LAMBETH BRIDGE

THE CORNICHE

VAUXHALL

MILLBANK TOWER

VAUXHALL BRIDGE

TATE BRITAIN

AMERICAN EMBASSY

THE DUMONT

ALBERT EMBANKMENT





Designed by David Walker Architects, 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 provides new air-conditioned CAT A offices arranged over the ground and 1st floors.

Computer generated image, indicative only.



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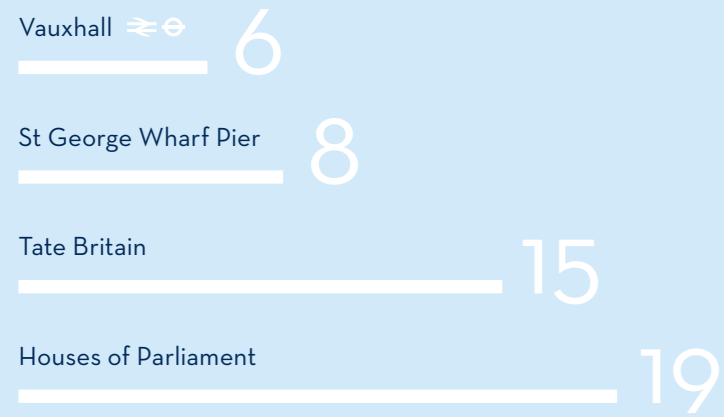


Computer generated image, indicative only.

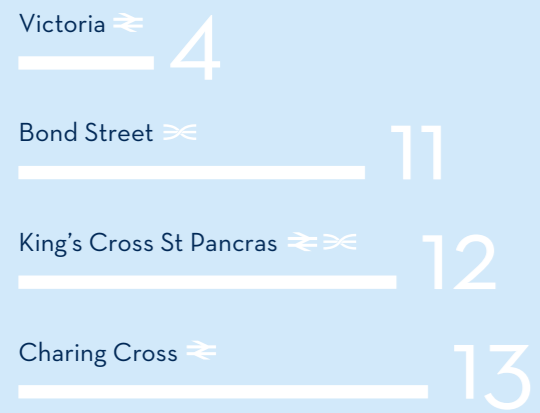


LOCATION

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.



OCCUPIER & 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

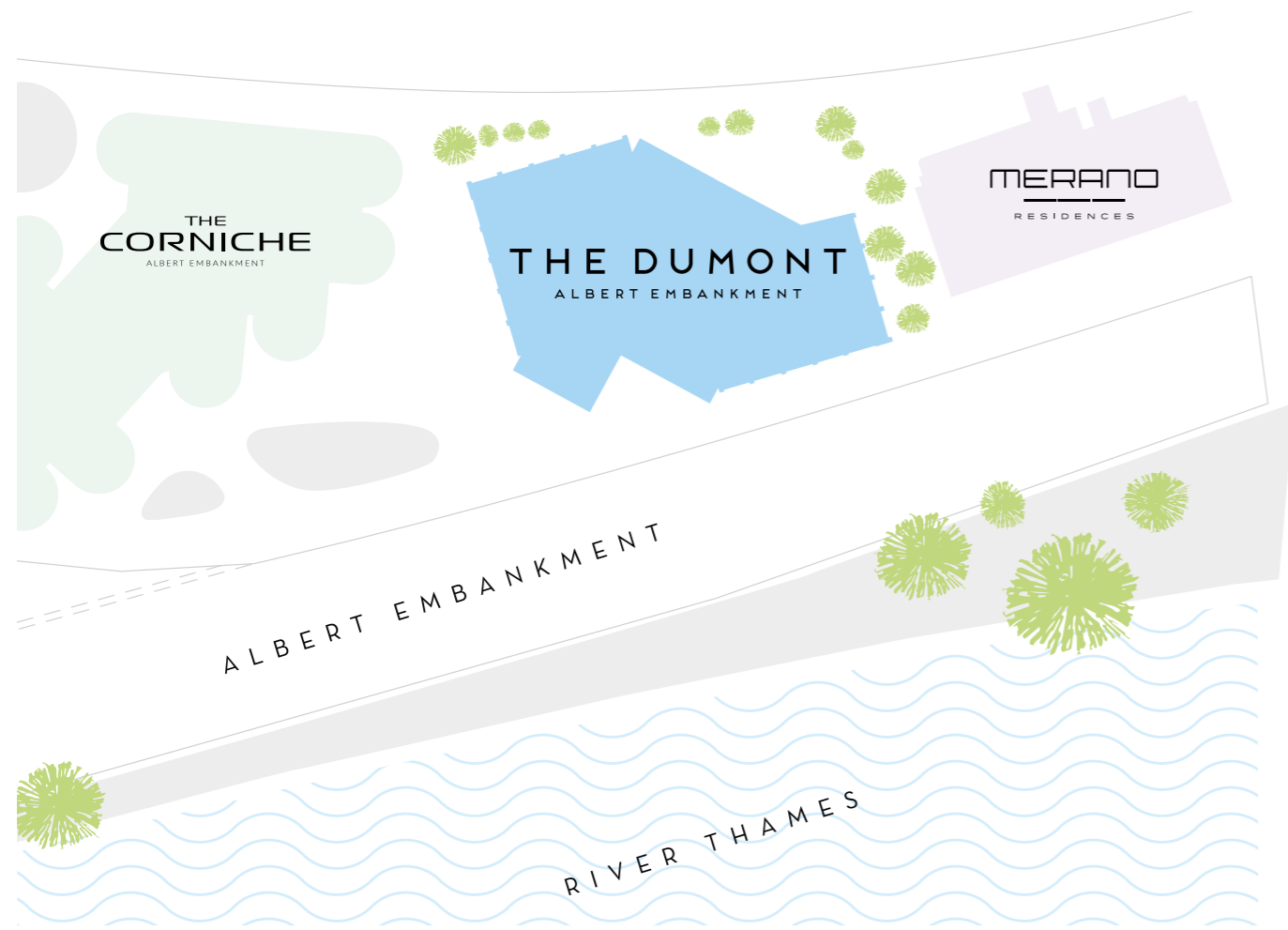
1. Merano Rose Bar
2. Dirty Burger
3. Casa Madeira
4. The Riverside
5. Zeitgeist
6. Sainsbury's
7. Waitrose
8. Pret A Manger
9. Starbucks

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

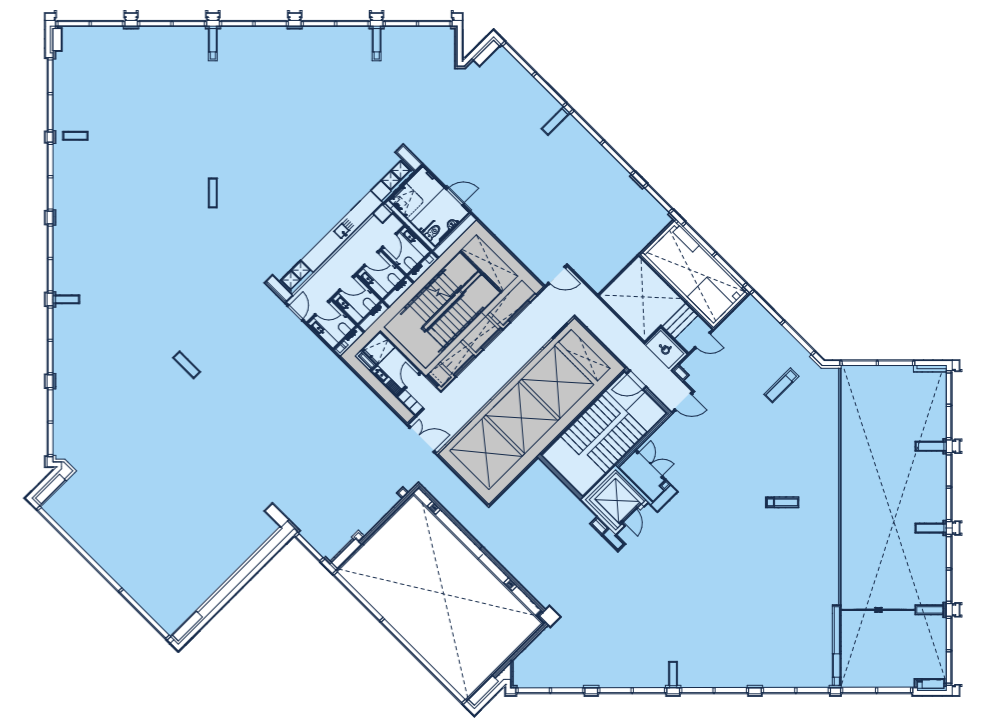
- Spectacular river views
- Fully accessed raised floors
- Metal tiled suspended ceiling
- LED lighting
- Air-conditioned
- Passenger lift
- WC and shower provision
- Cycle storage racks
- Car parking by separate arrangement
- Fully self-contained



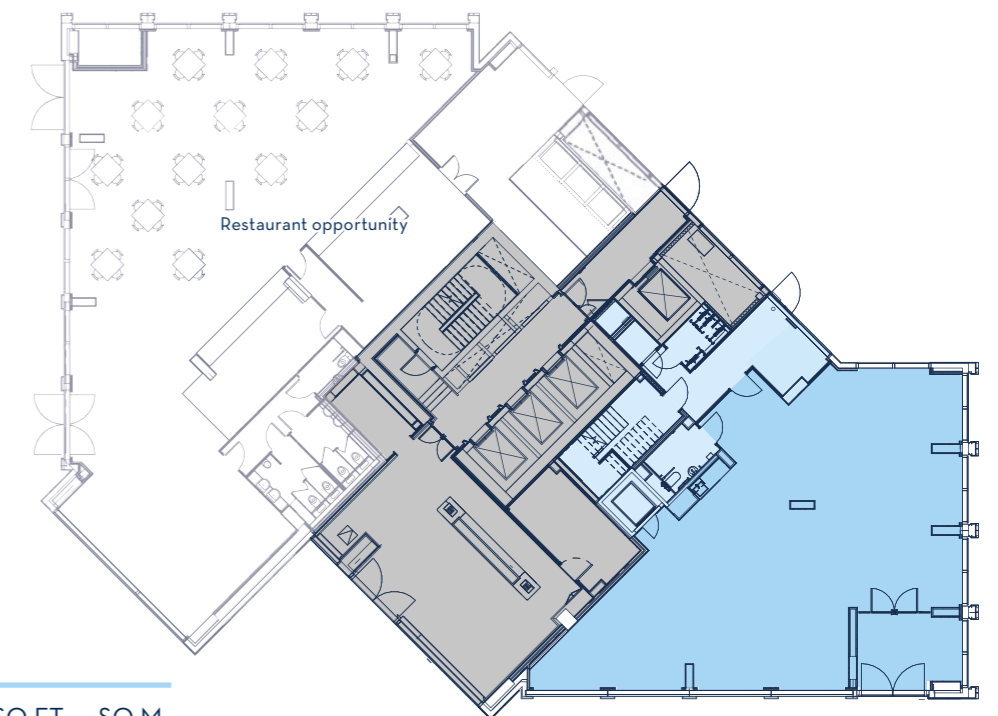
FLOOR PLANS



1st



Ground



FLOOR	DESCRIPTION	SQ FT	SQ M
1st	Offices	5,788	537.7
Ground	Offices	1,813	168.4
TOTAL		7,601	706.2

Floor plans not to scale, indicative only.

THE DUMONT

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
Designed for life