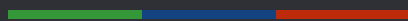


STUNNING GRADE A OFFICES  
WITH SPECTACULAR RIVER VIEWS



MERANO



7,326 sq ft Offices – Available For Sale or To Let  
29 Albert Embankment, London SE1



Perfectly connected

Transport connections are excellent with the Thames river boat at St George Wharf Pier and Vauxhall mainline and Underground stations are both less than five minutes away. With three international airports all less than 60 minutes away, travelling beyond the capital is incredibly convenient.



Walk

Vauxhall Underground & Rail Station	6 mins
St George Wharf Pier	8 mins
Tate Britain	14 mins
Houses of Parliament	17 mins
London Eye	19 mins



Underground

From Vauxhall Underground Station	King's Cross St Pancras	12 mins
Victoria	Leicester Square	13 mins
Bond Street	Canary Wharf	25 mins



Rail

From Vauxhall Rail Station	Victoria	16 mins
Clapham Junction	London Bridge	17 mins
Waterloo	Richmond	18 mins
Wimbledon		



Air

London City	35 mins
Heathrow	44 mins
Gatwick	53 mins

Nine Elms tube station location is indicative only. Computer enhanced image, indicative only

All timings and distances are given for information only. Based on the Transport for London website 2019, google.co.uk/maps and walkit.com.

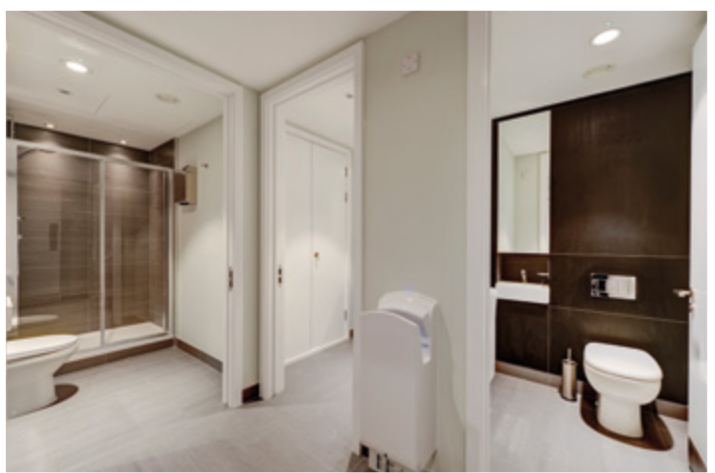
\*Due Autumn 2021. Source TfL.



## Introduction

Merano is a stunning new building designed by Roger Stirk Harbour + Partners.

The offices have spectacular direct river views towards the Houses of Parliament with excellent transport links to the City, Westminster and the West End.



Photography depicts the shower room, indicative only

Photography depicts 2nd floor office, indicative only

Local amenities

Restaurants

- 01 Brunswick House
- 02 The Black Dog
- 03 The Rose
- 04 Thamesis Dock
- 05 Pico Bar
- 06 Nando's
- 07 Chino Latino
- 08 The Kennington
- 09 Pharmacy 2
- 10 Vauxhall City Farm Café
- 11 Dirty Burger
- 12 Casa Madeira
- 13 The Riverside
- 14 Zeitgeist

Shops/Cafés

- 15 Sainsbury's
- 16 Waitrose
- 17 Pret A Manger
- 18 Itsu
- 19 Starbucks

Gyms

- 20 Vauxhall Climbing Wall
- 21 CrossFit
- 22 The Gym
- 23 The Bonnington Centre
- 24 Urban Warriors Gym
- 25 The Iron Club
- 26 Embody Wellness
- 27 The Foundry

Other

- 28 The Oval cricket ground
- 29 Lambeth Palace
- 30 Newport Street Gallery

Maps are not to scale and show approximate locations only.



The Black Dog Bar & Restaurant



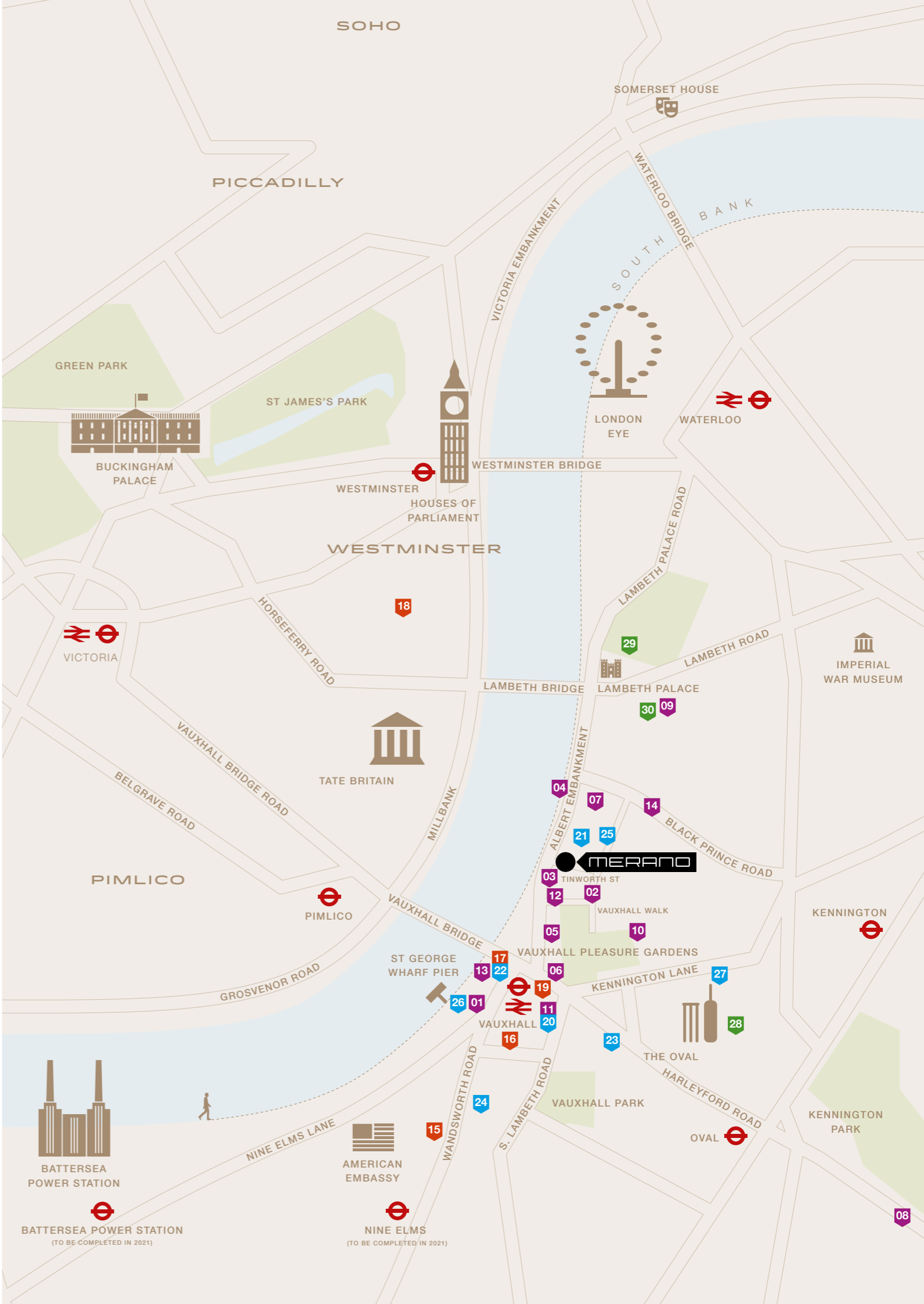
Albert Embankment



The Oval cricket ground



Newport Street Gallery



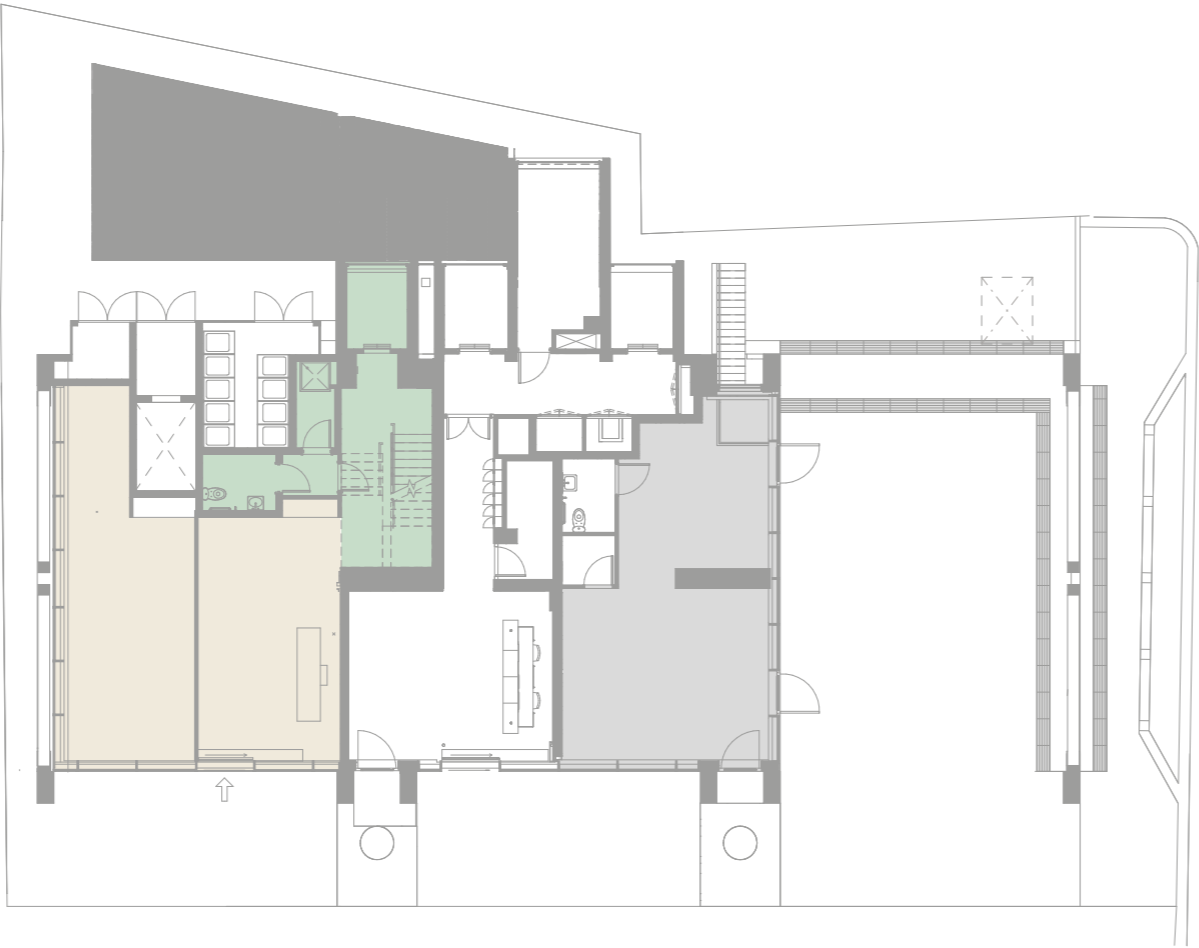
Accommodation

Floor Areas		
	Sq ft	Sq m
Third Floor	2,585	240
Second Floor	2,598	241
First Floor	1,426	133
Ground Floor	717	67
Total	7,326	681

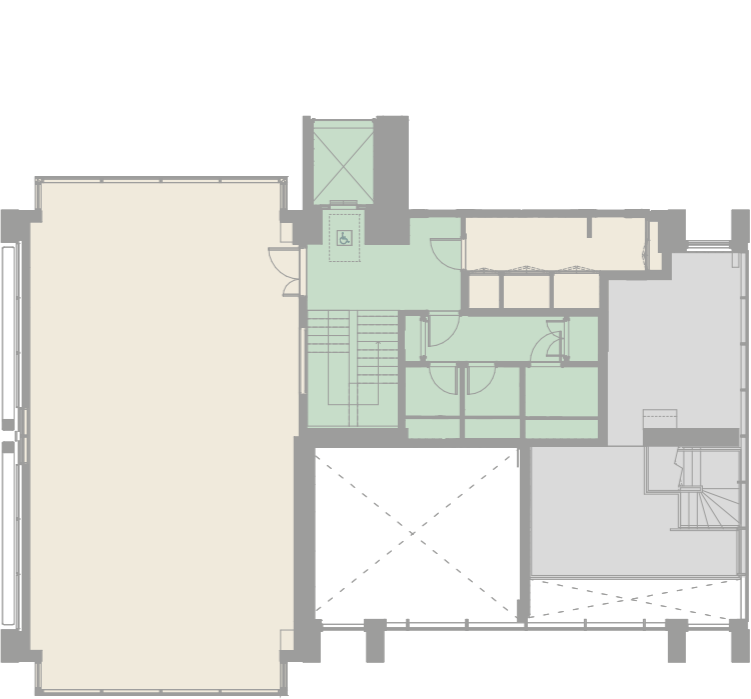
Specification

- Fully accessed raised floor
- Plaster ceiling
- LED lighting
- Chilled beam air-conditioning system
- Passenger lift
- WC and shower provision
- Cycle storage racks
- River views
- Kitchenettes
- 1 car parking space
- 3 Showers

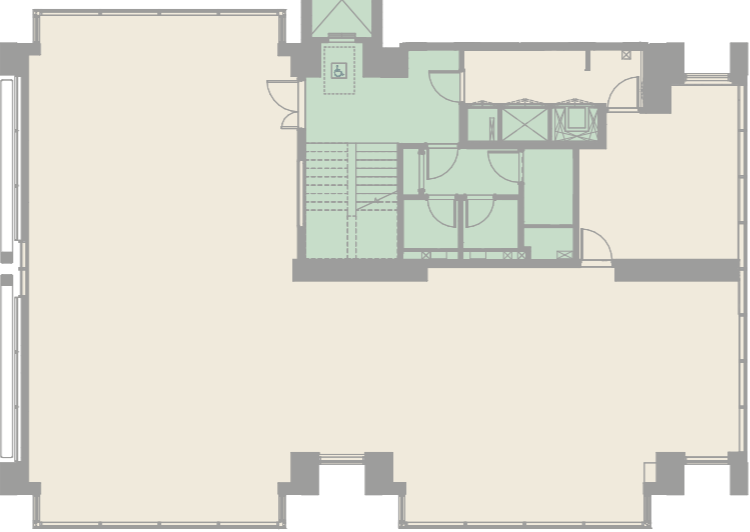
Ground Floor



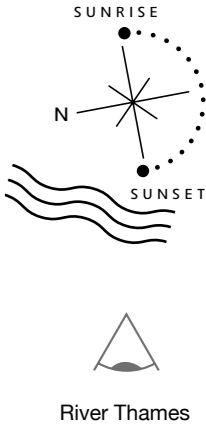
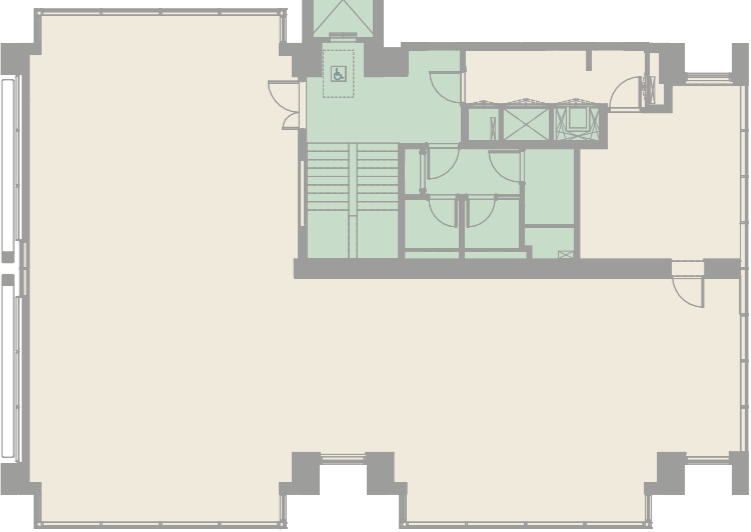
First Floor



Second Floor



Third Floor



- Communal area
- Office space
- Café

## Tenure

Available for sale or to let.

## Terms

Upon application.

## For further information please contact:

---

### Philip Martin

Union Street Partners

[pm@unionstreetpartners.co.uk](mailto:pm@unionstreetpartners.co.uk)

020 3328 5372

---

### Rupert Cowling

Union Street Partners

[rc@unionstreetpartners.co.uk](mailto:rc@unionstreetpartners.co.uk)

020 3757 8578



Proud to be a member of the  
Berkeley Group of companies



**St James**  
Designed for life

Subject to contract. Union Street Partners for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Union Street Partners, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. January 2019. Photography of Merano and lifestyle images are indicative only.

Marketing and design by Totality [www.totality.co.uk](http://www.totality.co.uk)