



Carlyle House, 235-237  
Vauxhall Bridge Road,  
London, SW1V 1EJ

**OFFICES TO RENT**  
**380 - 2,731 SQ FT**

[tuckerman.co.uk](http://tuckerman.co.uk)  
020 7222 5511





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## Description

### Fully Fitted Air Conditioned Office Floors to Let

Carlyle House is located at 235-237 Vauxhall Bridge Road within a 5 minute walk from Victoria Station. The period building provides modern self-contained, fully fitted office floors, with access to a large communal roof terrace. The building is located a short walk from NovaFood Quarter with plenty of local amenity on Vauxhall Bridge road and Wilton Road.



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## Amenities

Fully fitted

Communal terrace

Shower facility

Video Phone Entry System

All inclusive of rates and service charge

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Excellent natural light

Air Condition

Demised WC and Shower

Kitchenette

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## Accommodation

Unit	Size (PSF)	Rent
3rd	616	£101.00 psf inc.
1st	816	£101.00 psf inc.
Ground	380	£101.00 psf inc.
Lower Ground	919	£550 per desk inc.
<b>TOTAL</b>	<b>2,731</b>	

\*all figures are approximate and exclusive of VAT



## Location

Victoria is served with excellent transport facilities including the Mainline station and Underground Stations (Victoria Line, Circle & District line). Numerous bus routes are located on Vauxhall Bridge Road, providing transport across London.

The available accommodation comprises the ground, first and third floors of the building, the floors have been newly refurbished to provide good quality air-conditioned office accommodation, benefiting from Kitchenette, LED Lighting, Open plan desking, and fantastic natural light.

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## Further Information

### Lease Information

New flexible leases available directly from the Landlord.

### Rent

£101 psf inclusive on ground  
- 3rd floors.

£550 per desk inclusive  
on the lower ground floor.

### Service Charge & Rates

Inclusive.

### EPC

Available on request.

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### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract, Tuckerman 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 Tuckerman 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.