

S T O R

GROUND FLOOR COMMERCIAL
UNITS AVAILABLE WITHIN A
RETAIL AND LEISURE CAMPUS

FINAL UNIT REMAINING
7787 SQ FT

80 SOUTH LAMBETH ROAD
VAUXHALL

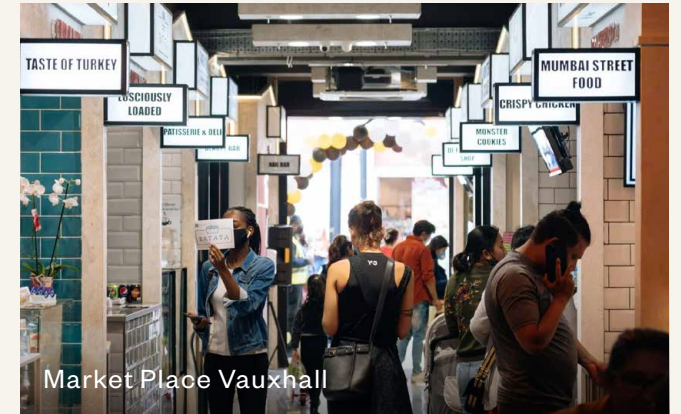
A GENERAL PROJECTS
DEVELOPMENT

Y B O X

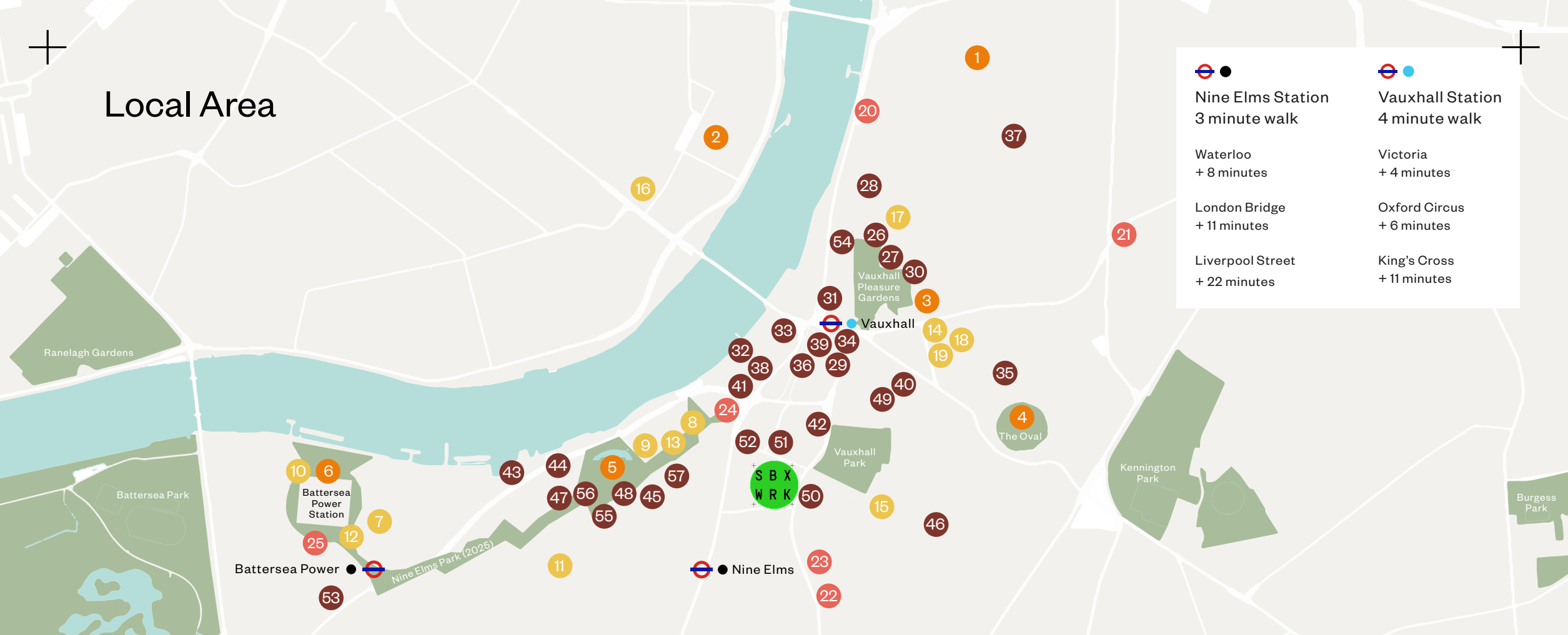


Storybox

A one of a kind opportunity to be part of an exciting central London creative campus home to Gail's, Re:sculpt Studios and K1 Speed's London flagship e-karting venue.



Local Area



Nine Elms Station 3 minute walk	Vauxhall Station 4 minute walk
Waterloo + 8 minutes	Victoria + 4 minutes
London Bridge + 11 minutes	Oxford Circus + 6 minutes
Liverpool Street + 22 minutes	King's Cross + 11 minutes

Landmarks / Cultural

- 1 Newport St. Gallery
- 2 Tate Britain
- 3 Vauxhall City Farm
- 4 Oval Cricket Ground
- 5 US Embassy, London
- 6 Battersea Power Station

Office Occupiers

- 7 Team Lewis
- 8 Marie Curie
- 9 Penguin Random House
- 10 SharkNinja
- 11 Chocolate Films
- 12 Apple
- 13 Perrett Laver
- 14 Bloom and Wild
- 15 White Stuff
- 16 DK
- 17 Walker Books Ltd
- 18 Bactobio
- 19 Clear Score

Hotels

- 20 Park Plaza
- 21 The Tommyfield
- 22 Holiday Inn Express
- 23 Best Western Plus
- 24 Park Hyatt (2022)
- 25 Art'otel

Local Amenities

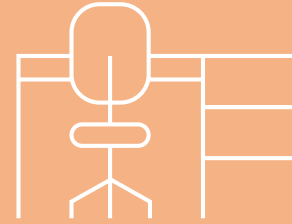
- 26 The Black Dog
- 27 Tea House Theatre
- 28 Slevin Fitness
- 29 Vauxhall West Climbing centre
- 30 Cabinet Gallery
- 31 Above The Stag
- 32 The Riverside
- 33 Pret
- 34 Market Place
- 35 Gasworks
- 36 Little Waitrose

- 37 The Foundry
- 38 The Gym Group
- 39 Starbucks
- 40 Bonnington Café
- 41 Brunswick House & Garden
- 42 Vauxhall Leisure Centre
- 43 The Black Cab Coffee Co
- 44 Waitrose
- 45 Darby's
- 46 The Fentiman Arms
- 47 District

- 48 The Alchemist
- 49 Italo Deli
- 50 Gail's Bakery
- 51 Kapihan
- 52 Sainsbury's / Starbucks
- 53 Watchhouse Battersea
- 54 Metropolis food hall
- 55 Passyunk Avenue
- 56 Oxeye
- 57 UnIt Gym

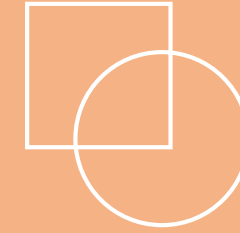
Campus Stats

The Keybridge Campus is a dynamic and visionary development featuring premium workspaces, social facilities, and amenities, situated in the heart of London's regenerated Vauxhall.



OFFICE SPACE

3,230 SQ FT TO 22,484 SQ FT
of fitted office space



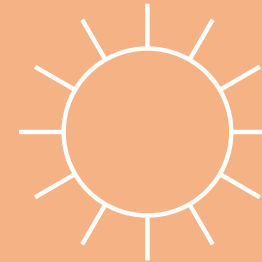
MIXED-USE CAMPUS

Workspace, F&B, Retail
and Leisure destination



KEYBRIDGE DEVELOPMENT

598 Homes ranges from Studio to
3 bedroom apartments



OUTDOOR SPACE

Centred around a public 1-acre
landscaped garden with artwork from
Tom Price



TRANSPORT

3-4 Minutes walk from Vauxhall
and Nine Elms

G R O U N D



--- UNIT 2 - REMAINING UNIT TO LET

F L O O R



B

A

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M

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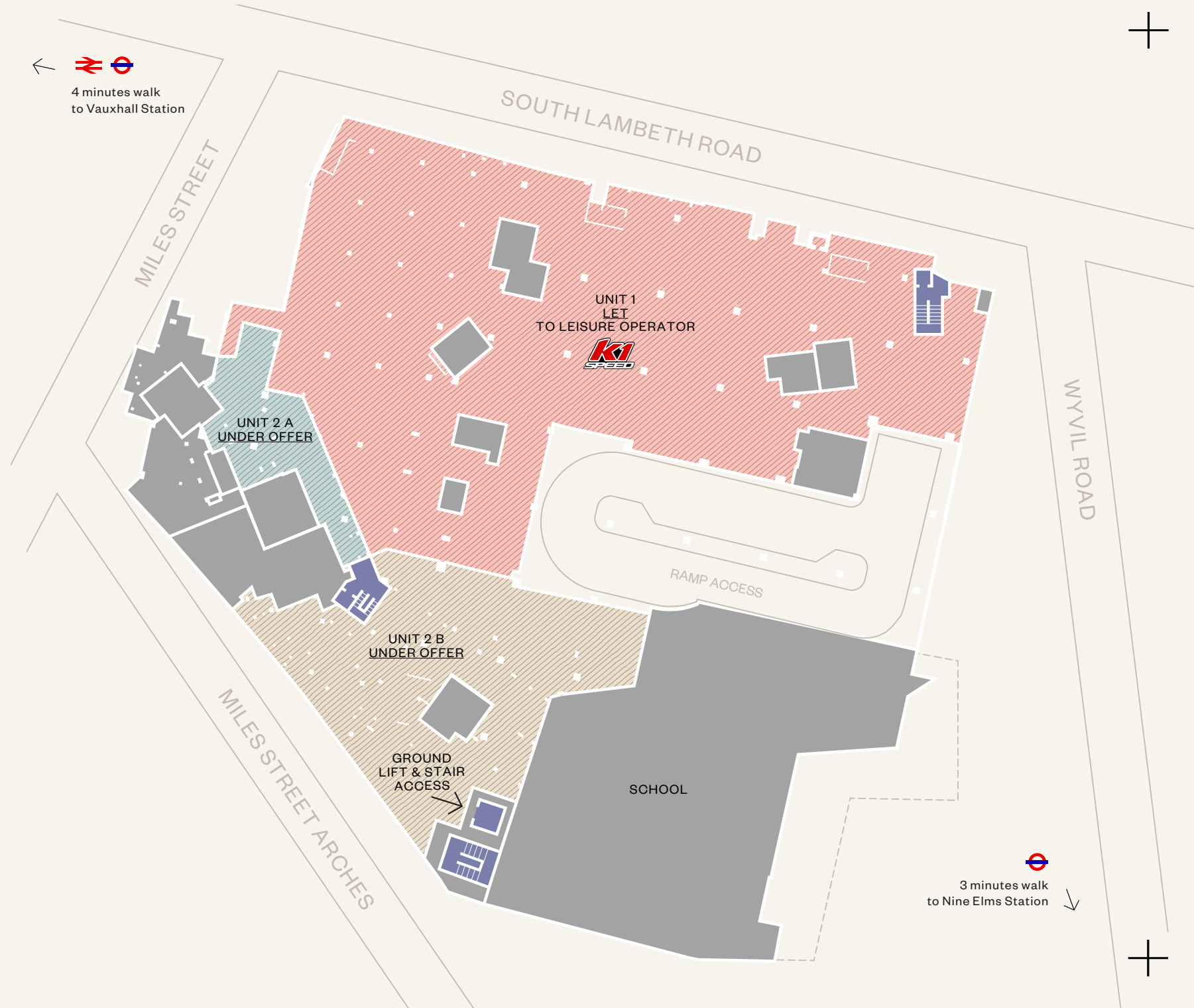
Commercial Basement

The units within the basement benefit from 5.5m ceiling heights and have ramp access to a loading bay, allowing for deliveries to service the units.

UNIT 1 - LET
[GROUND AND BASEMENT]
NIA: 45,815 sq ft - 4,256 sqm

UNIT 2 A - UNDER OFFER
NIA: 3,250 sq ft - 302 sqm

UNIT 2 B - UNDER OFFER
NIA: 14,085 sq ft - 1,308 sqm



Project Teams

DEVELOPMENT

+ Developer
General Projects

+ Architect
Studio RHE

LEASING

+ Peter Thomas
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S T O R
Y B O X
. C O M



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