

milesyard.london



MILES YARD

VAUXHALL SW8 1RP

COMMERCIAL SALE &
INVESTMENT OPPORTUNITY

27,457 SQ FT

Ground floor rental income with vacant upper floors.

EXECUTIVE SUMMARY.

Of interest to investors and owner occupiers

Miles Yard is an exceptional investment opportunity offering a combination of secure income and clear potential for growth. Located in the heart of one of London's most exciting regeneration zones, the newly-built property is well-placed to benefit from rising tenant demand and ongoing investment in the area.

[WATCH VIDEO](#)

CURRENT INCOME: £130,538 per annum

VACANT SPACE: 23,337 sq ft across five upper floors

TOTAL SIZE: 27,457 sq ft

TENURE: Freehold

OFFERS IN EXCESS OF: £12,250,000



LOCATION



BATTERSEA POWER STATION

U.S. EMBASSY

WEMBLEY STADIUM

HYDE PARK

WESTMINSTER
CATHEDRAL

VAUXHALL PARK

WESTMINSTER
ABBEY

BT TOWER

≡ Ⓞ BATTERSEA PARK

Ⓞ NINE ELMS

≡ Ⓞ VICTORIA

Ⓞ PIMLICO

≡ Ⓞ VAUXHALL

M
MILES YARD
VAUXHALL





PROPERTY OVERVIEW.

Miles Yard is a newly built, six-storey Grade A office building located in the heart of Vauxhall, offering a combination of secure income and significant potential for value enhancement.

This property also includes ownership and access to a rooftop sports pitch and a private communal garden, further enhancing its amenities and investment appeal.

Excellent opportunity for investors seeking a part-income-producing asset with flexible asset management options.



- BUILDING:** Six-storey commercial property plus basement amenities and rooftop multi-use games area
- CURRENT INCOME:** £130,538 per annum (from ground floor)
- VACANT SPACE:** 23,337 sq ft across five upper floors (typical floors c. 4,690 sq ft)
- TENURE:** Freehold
- LOCATION:** Zone 1, minutes from Vauxhall Station



FULLY FITTED
4TH FLOOR –
CAT A+

KEY INVESTMENT HIGHLIGHTS.

IMMEDIATE INCOME STREAM

The ground floor is fully let to ViewSonic Europe Ltd, generating a secure rental income of £130,538 per annum exclusive.

SIGNIFICANT VALUE POTENTIAL

The five vacant upper floors (23,337 sq ft) provide scope for leasing or owner-occupation.

PRIME LONDON LOCATION

Located in Vauxhall, Zone 1, benefiting from the £15 billion Nine Elms regeneration, with excellent connectivity and growing tenant demand.

ASSET MANAGEMENT OPPORTUNITIES

- + Additional CAT A + fitted space.
- + Further splits and customisation of floor plates.
- + Possession of the whole building.
- + Coworking /serviced office provisions.
- + Potential to convert to different uses such as residential, educational or leisure, subject to planning (STP)



EXCEPTIONAL MODERN SPECIFICATION AND FACILITIES.

FULL SPECIFICATION:

- + EPC: A – 24
- + BREEAM 'Excellent' rating
- + VRF fan coil air conditioning system
- + Strip LED lighting
- + Full access raised floors
- + Finished floor-to-ceiling heights of up to 3 metres
- + Two x 13-person passenger lifts serving all floors
- + CCTV, video entry and door access control systems
- + 50 cycle spaces
- + 5 showers, 75 lockers, 18 self-drying cabinets
- + Occupational density of 1 person per 10 sq m



STRIP LED
LIGHTING



SUSTAINABILITY
BREEAM 'EXCELLENT'



GENEROUS FLOOR
TO CEILING HEIGHTS
OF UP TO 3 METRES



HIGH SPEED
BROADBAND



PRIVATE COMMUNAL
GARDEN



VRF FAN
COIL HEATING
& COOLING



BEST-IN-CLASS
END OF JOURNEY
FACILITIES



MULTI USE
GAMES AREA



SECONDARY ENTRANCE
FOR CYCLING /
RUNNING COMMUTERS

TENANCY DETAILS.

GROUND FLOOR LET TO VIEWSONIC EUROPE LTD

- LET AREA:** 3,481 sq ft
- RENT:** £130,538 per annum exclusive
- LEASE TERM:** 5 years commencing 22 December 2023
- BREAK CLAUSE:** Tenant break at year 3 (6 months' notice required)
- RENTAL INCENTIVES:** Eight months' half rent if the tenant does not exercise the break option
- RENT REVIEWS:** Annual uplifts tied to the Retail Price Index (RPI)
- DEPOSIT HELD:** £78,322.50
- LEASE TYPE:** Full Repairing and Insuring (FRI) equivalent, managed via service charge.



Founded in 1987, ViewSonic is a globally recognised leader in visual display technology, producing monitors, projectors, and interactive displays. Operating in over 100 countries, ViewSonic is a trusted brand in sectors such as education, business, and entertainment.

The company's European operations are headquartered in London, reflecting their long-term commitment to the UK market. Their presence at Miles Yard underscores the asset's appeal to high-quality occupiers.



TENANCY DETAILS.

ROOF

MULTI-USE GAMES AREA

Rooftop Sports Pitch (MUGA)
let to Downing Students
(Miles Lambeth) LP Inc.

The multi use games area is a
community amenity that can be
booked through a third party.

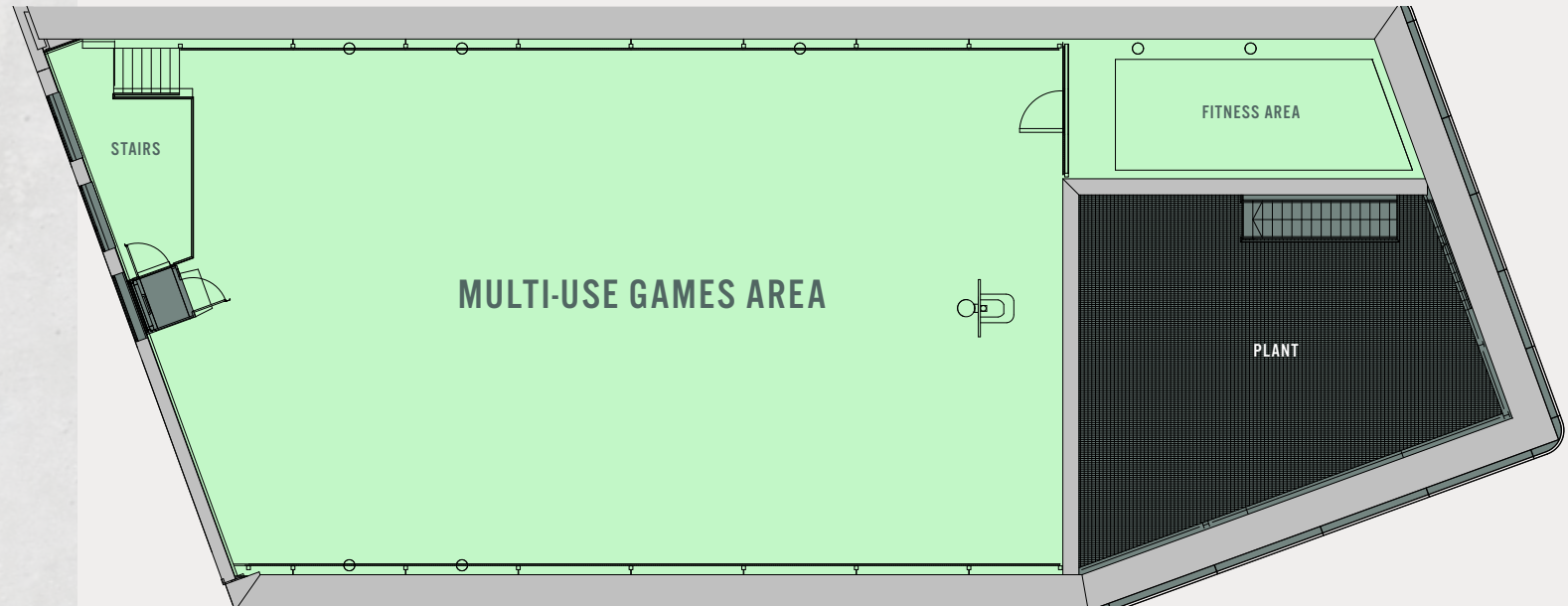
RENT:

Peppercorn rent.

LEASE TERM:

999 year lease commencing
31 October 2023.

Tenant responsible for business
rates and outgoings.



SIX FLOORS OF EFFICIENT SPACE.

Miles Yard is a substantial commercial building offering versatile business space across six floors, plus a roof top multi-use games area – with significant potential for value enhancement.

SCHEDULE OF AREAS

	SQ FT	SQ M
5 TH FLOOR	4,690	436
4 TH FLOOR FITTED CAT A+	4,690	436
3 RD FLOOR - 3A	2,225	207
3 RD FLOOR - 3B	2,257	210
2 ND FLOOR	4,687	435
1 ST FLOOR	4,580	426
GROUND FLOOR LET TO VIEWSONIC	3,481	323
TOTAL	27,457	2,550

ROOF

MULTI-USE GAMES AREA

05

4,690 SQ FT

04

FULLY FITTED CAT A+

4,690 SQ FT

03

OFFICE 3A
2,225 SQ FT

OFFICE 3B
2,257 SQ FT

02

4,687 SQ FT

01

4,580 SQ FT

G

LET TO VIEWSONIC

RECEPTION

LET TO VIEWSONIC

PRIVATE
COMMUNAL
GARDEN

LG

BASEMENT

75 lockers and 18 self-drying cabinets
5 showers (including 1 x DDA compliant)
50 secure spaces for bikes

FLOOR PLANS

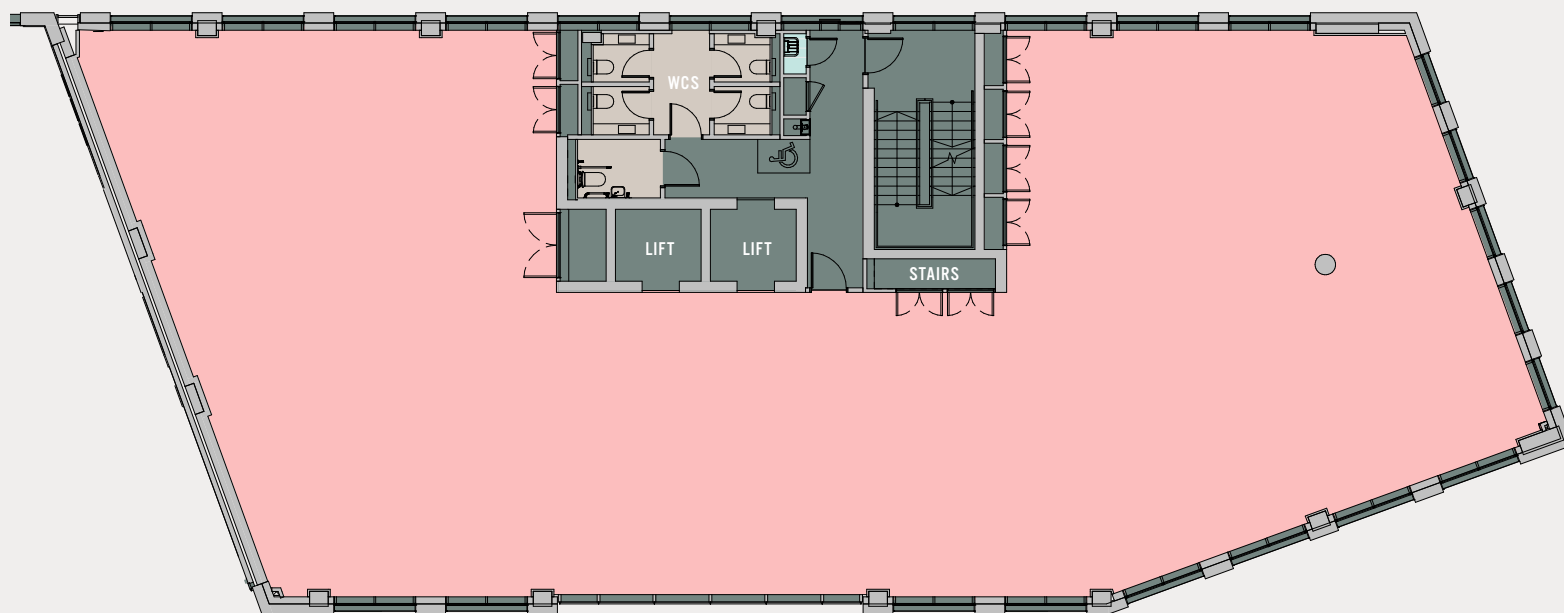
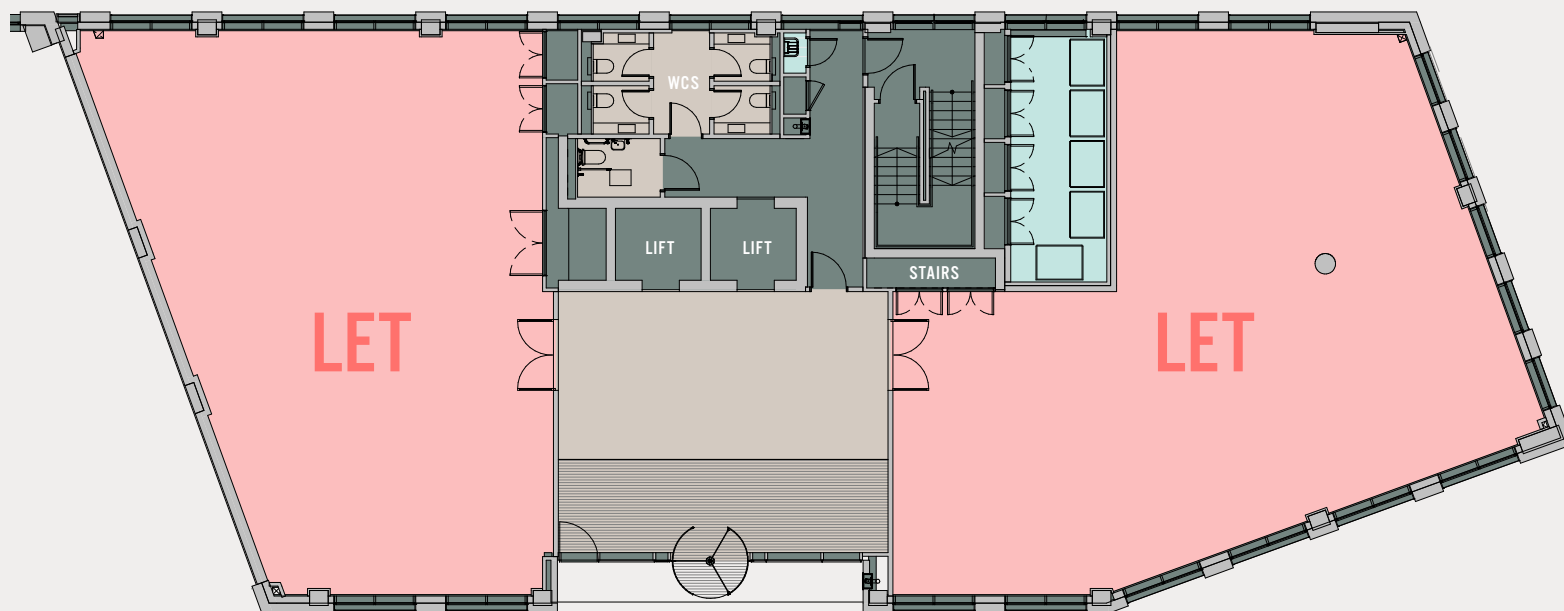
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LET TO VIEWSONIC

3,481 SQ FT
323 SQ M

01

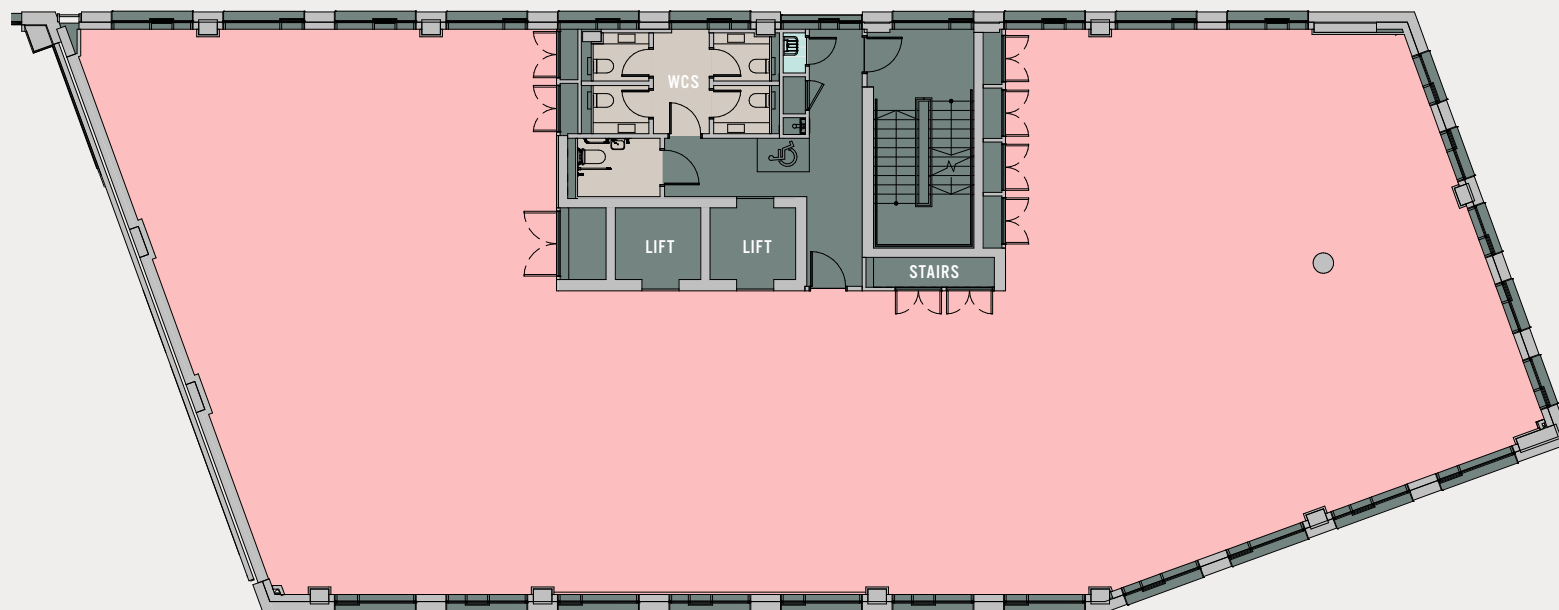
4,580 SQ FT
426 SQ M



FLOOR PLANS

02

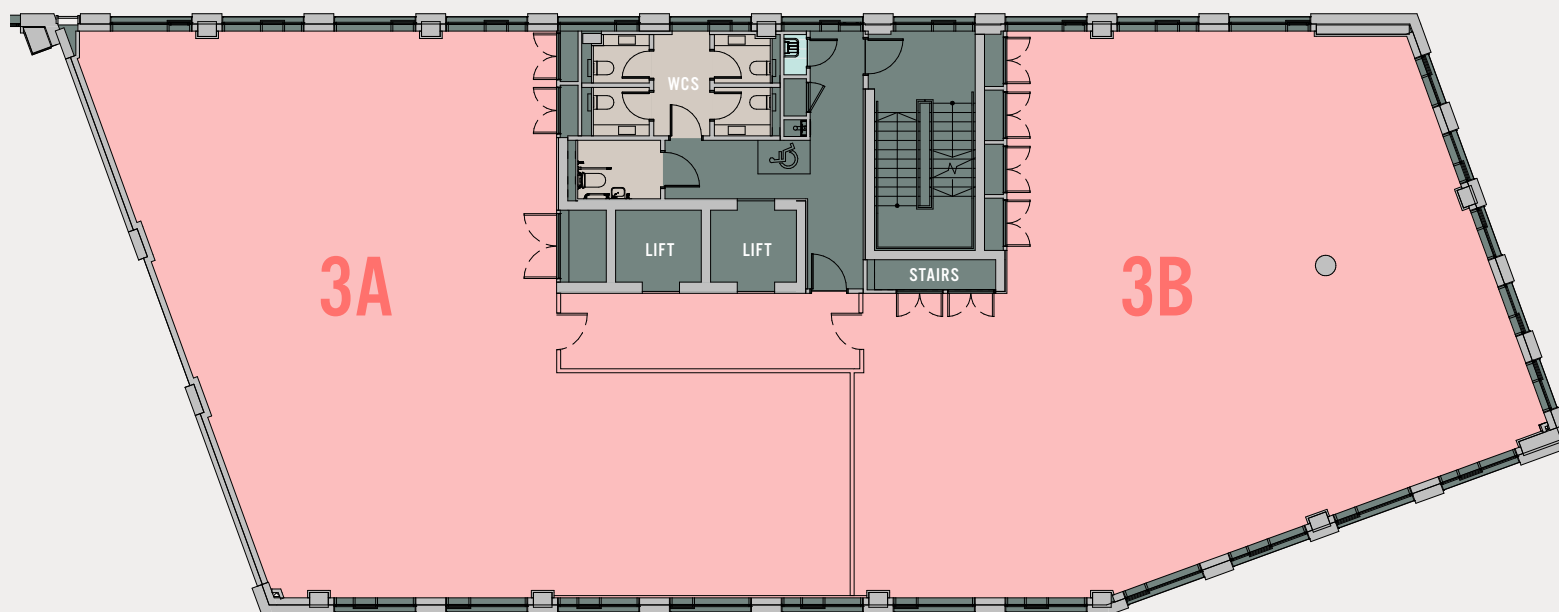
4,687 SQ FT
435 SQ M



03

3A: 2,225 SQ FT
207 SQ M

3B: 2,257 SQ FT
210 SQ M



FLOOR PLANS

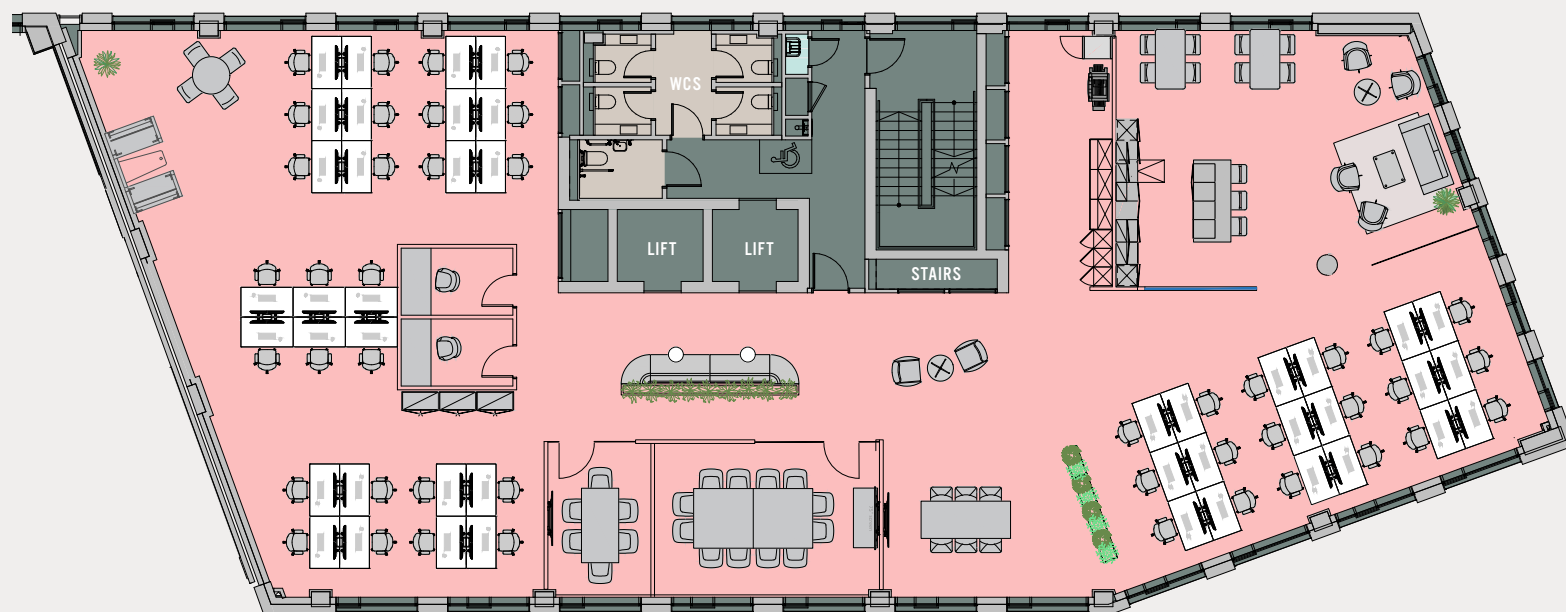
04

FITTED CAT A+

4,690 SQ FT
436 SQ M

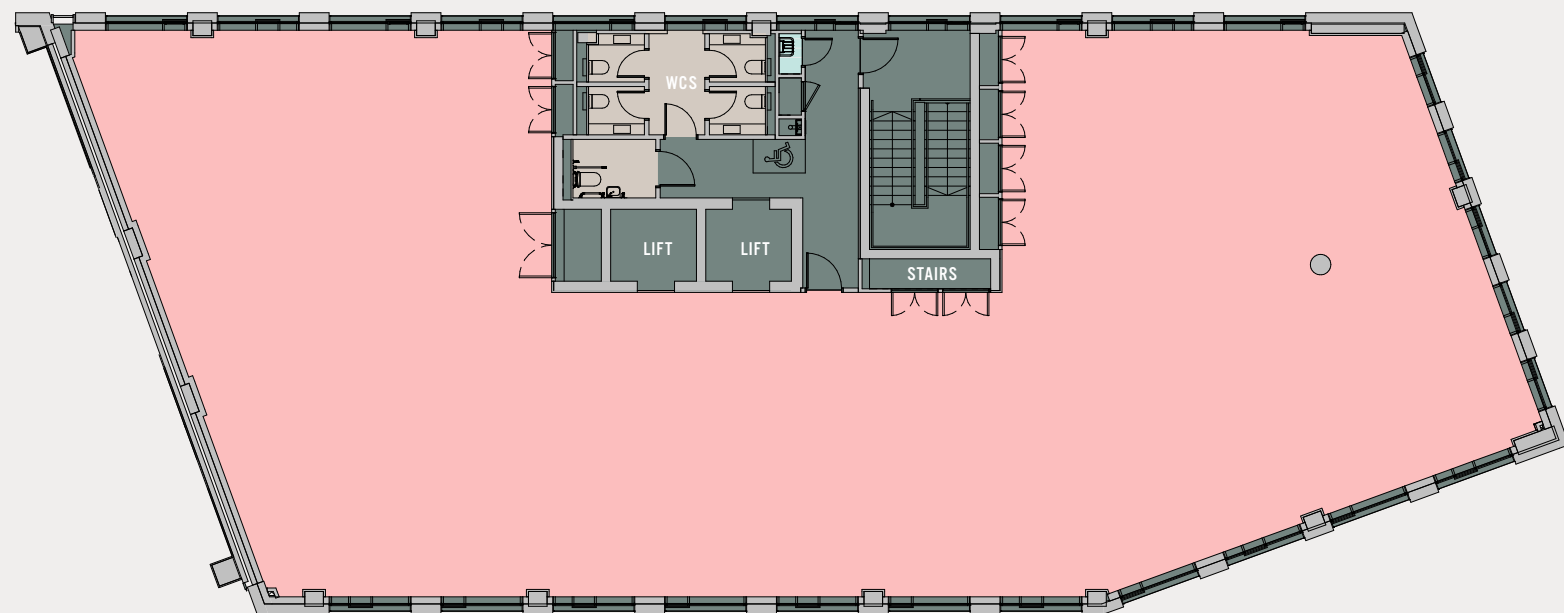
Fitout includes:

- 44 x desks
- 6-person meeting room
- 12-person meeting room
- 2 x private work booths
- Welcome lounge
- Breakout space
- Collaboration areas
- Kitchen
- 5 x WC's



05

4,690 SQ FT
436 SQ M



COMPARABLE OFFICE LEASING TRANSACTIONS.



ADDRESS	SIZE (SQ. FT.)	RENT (PER SQ. FT.)	TERM AGREED
Kennington Park Brixton Road Kennington SW9 6DE	5,455	£44.00	5 yrs
Storey Box 80 South Lambeth Road Vauxhall SW8 1RL	7,444	£55.00	5 yrs
Unit 7 Battersea Power Station West Circus Road Battersea SW11 8EZ	5,678	£45.00	5 yrs
The Coade 87-97 Vauxhall Walk Vauxhall SE11 5EL	2,374	£62.00	5 yrs
The Corniche 21 Albert Embankment Vauxhall SE1 7AP	7,594	£49.50	10 yrs
Unit 18 Battersea Power Station West Circus Road Battersea SW11 8EZ	2,082	£45.63	5 yrs
68-70 South Lambeth Vauxhall SW8 1RL	2,924	£40.00	5 yrs



DISCOVER VAUXHALL.

Miles Yard is ideally situated in Vauxhall, Zone 1, one of London's most vibrant and rapidly evolving districts. The area is part of the £15 billion Nine Elms regeneration, which has transformed the neighborhood into a thriving hub for businesses, residents, and visitors.



NEIGHBOURHOOD HIGHLIGHTS

Nine Elms Regeneration:

A large-scale redevelopment featuring luxury housing, office spaces, retail, and leisure facilities.

Landmarks Nearby:

Battersea Power Station, the US Embassy, and premium riverside developments.

Cultural Appeal:

Vibrant arts and entertainment, alongside riverside dining and leisure.

ONE OF LONDON'S MOST EXCITING RIVERSIDE DISTRICTS.



LOCATION

Perfectly situated on the South Bank, Vauxhall offers a mix of old and new, rustic and cool, large outdoor spaces and great connectivity around London.



ART & CULTURE

Built on an eclectic mix of influences, this unique district has long been a place where artisan lifestyles and different cultures come together to form a vibrant and thriving community.



WITHIN EASY REACH.

Miles Yard is just a 2-minute walk from Vauxhall Underground, Overground and Bus Station. With the Northern Line station at Nine Elms now open, frequent services to London Waterloo (including via the Thames River Bus) and fast connections to London's airports, everything is much closer than you might expect.

VAUXHALL STATION

Just minutes from the property, connecting to:

- Victoria Line (Underground)
- National Rail services
- Major bus interchange
- Central London, the West End, and the wider South East

VICTORIA LINE



LONDON OVERGROUND



RIVER BUS



NORTHERN LINE



TRAVEL TIMES FROM VAUXHALL

NATIONAL RAIL

Waterloo	06 mins
Victoria	10 mins
City Airport	40 mins
Gatwick Airport	43 mins
Heathrow Airport	49 mins

NORTHERN LINE EXTENSION

Kennington	04 mins
Nine Elms	08 mins
Battersea Power St.	10 mins

AREA AMENITIES.

RESTAURANTS & BARS

1. The Alchemist
2. The Black Dog
3. Darby's
4. The Fentiman Arms
5. LASSCO Brunswick House
6. Linnaean
7. The Rose Pub
8. Tamesis Dock
9. Market Place Vauxhall

CAFÉS

10. Parco Café
11. Pret a Manger
12. Starbucks
13. Tea Shop Theatre
14. GAIL's

FITNESS

15. Crossfit Vauxhall
16. The Gym
17. Vauxhall Leisure Centre
18. The Padel Yard

HOTELS

19. Crowne Plaza London - Albert Embankment
20. Holiday Inn
21. Park Plaza London Riverbank

RETAIL

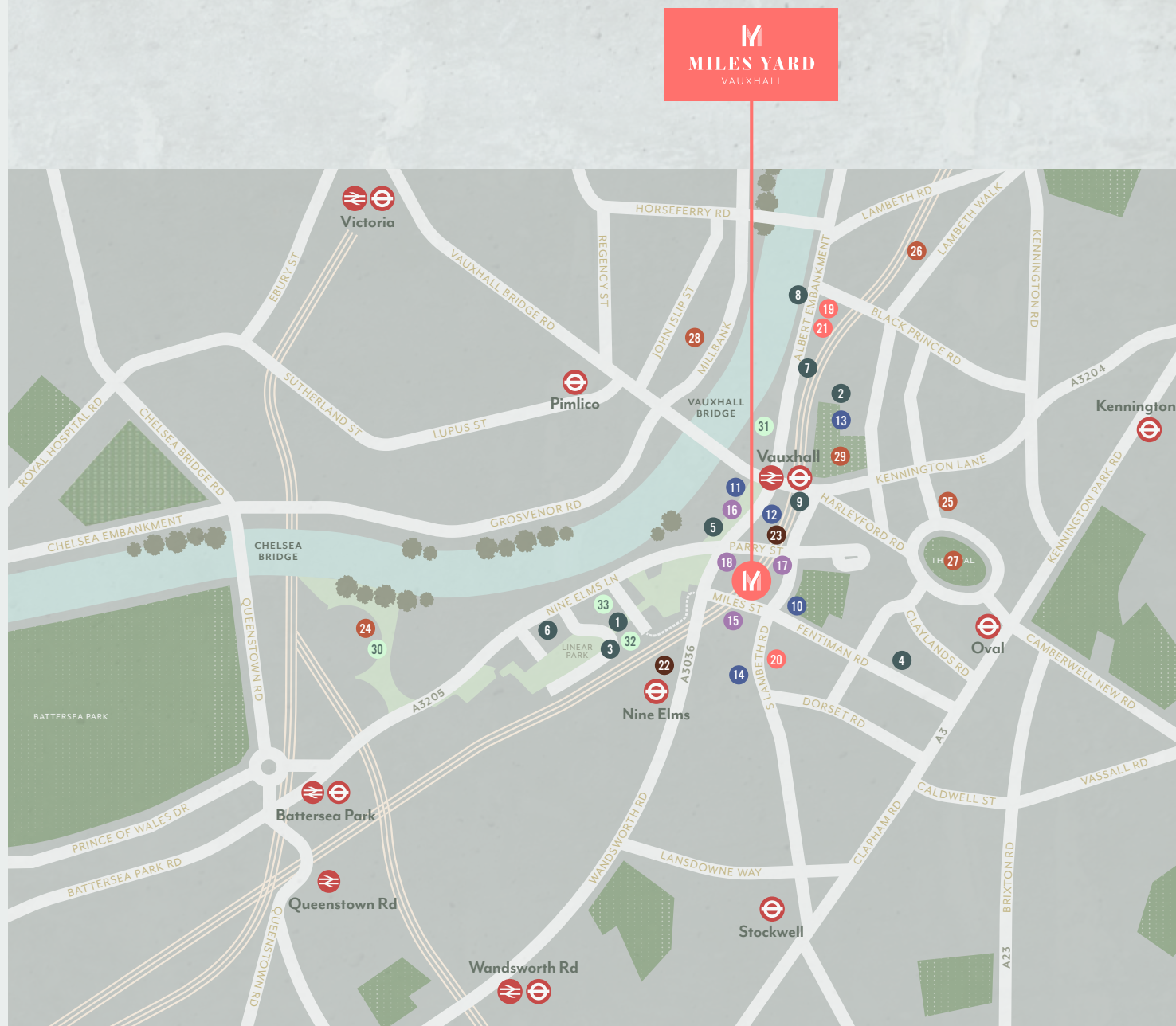
22. Sainsbury's
23. Waitrose

ART, CULTURE & LIFESTYLE

24. Battersea Power Station
25. Gasworks
27. The Oval Cricket Ground
28. Tate Britain
29. Vauxhall Pleasure Gardens

LOCAL OCCUPIERS

30. Apple
31. Runna
32. Penguin / DK
32. U.S. Embassy



MILES YARD, 6 MILES STREET, VAUXHALL, LONDON SW8 1RP



MILES YARD

VAUXHALL

milesyard.london

SALE SUMMARY

- FREEHOLD SALE
- OFFERS IN EXCESS OF £12,250,000 SUBJECT TO CONTRACT
- THE PROPERTY IS ELECTED FOR VAT

FOR FURTHER INFORMATION

For further details, or to arrange a viewing, please contact:



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