

NINE ELMS LANE

**One
Embassy
Gardens**

LONDON SW8

8,847 – 21,598 sq ft of Grade A office accommodation to let

Bring life to work at London's newest business destination

Recently acquired by Kennedy Wilson, One Embassy Gardens offers up to 21,598 sq ft of Grade A office accommodation set within the most exciting regeneration scheme in London.

The part 9th floor offers 8,847 sq ft, the 10th floor comprises 12,751 sq ft with a private roof terrace overlooking the Thames.



One Embassy Gardens holds a prominent & desirable riverside position

Boasting spectacular river views, One Embassy Gardens holds a prominent position on the new mile-long Linear Park, spanning from Vauxhall Station to Battersea Power Station.

By 2025 One Embassy Gardens will sit amongst...



Offices
3 million sq ft



Retail
900,000 sq ft



Hotels
1,000 rooms
at Park Hyatt



US Embassy, Nine Elms



Boom Cycle, Battersea



Battersea



Linear Park



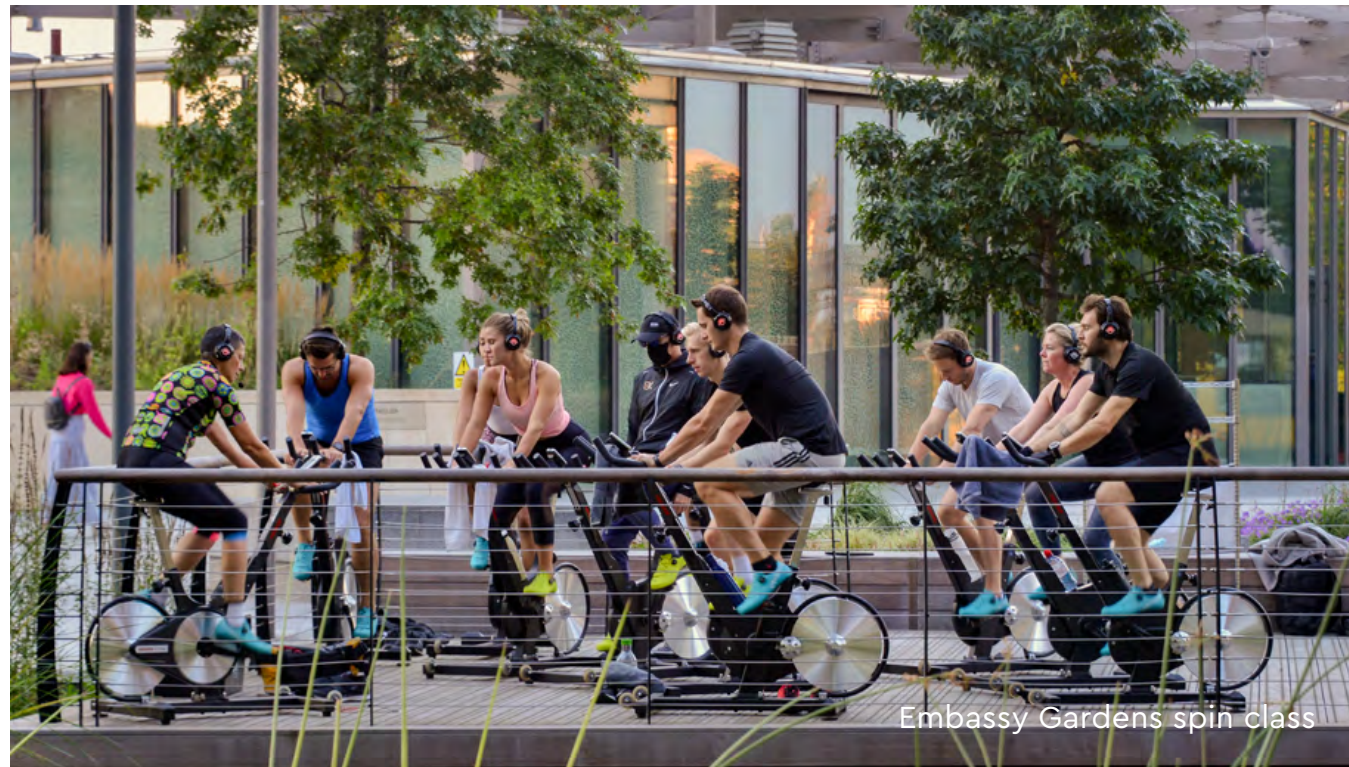
Darby's, Nine Elms



The Alchemist, Nine Elms

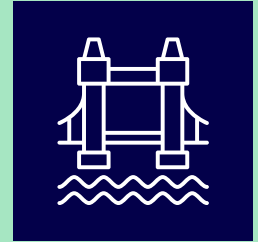


Italo, Vauxhall



Embassy Gardens spin class

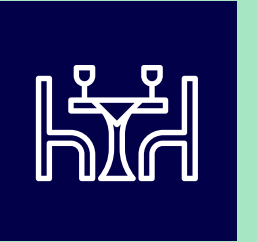
Situated to benefit from expansive public realm and amenity



Waterside location



Linear Park – landscaped 15 acre estate



A landmark with restaurants, bars & boutiques

The beautifully landscaped Linear Park sits at the centre of Embassy Gardens

LOCATION



ONE EMBASSY GARDENS

Aerial view CGI of Linear Park

Position your business in London's new creative district

One Embassy Gardens is within a 4 minute walk to the newly opened Nine Elms tube station, with Vauxhall and Battersea Power Station also a short walk away.

Local Occupiers



Local amenities

Bars & Pubs

1. Homeboy Bar
2. The Alchemist
3. Battersea Brewery
4. Birdies
5. Nine Elms Tavern
6. No.29 Power Station West
7. The Riverside
8. Vauxhall Food & Beer Garden
9. Vagabond
10. Vine Bar

Cafés

1. The Black Cab Coffee Co.
2. Black Sheep Coffee
3. Cottons Vauxhall
4. District
5. Garden Café
6. Italo Delicatessen
7. Livewire Kitchen
8. Megan's
9. Vibes Battersea Café
10. The Tea House Theatre

Restaurants

1. Atlantico Restaurant
2. Brunswick House
3. Cinnamon Kitchen
4. Darby's
5. Fiume
6. Linnaean
7. Mezemiso
8. Tapas Brindisa
9. Tonkotsu
10. Wright Brothers
11. The Tapas Room

Gyms

1. F45
2. District Battersea
3. My Gym
4. Crossfit
5. New Motion Fitness
6. The Gym Group
7. Riverlight Quay Gym
8. Circle 8 Fitness
9. Vauxhall Leisure Centre
10. Vista Gym

Connections

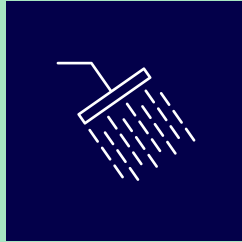
 NINE ELMS 4	 VICTORIA 3
 WATERLOO 4	 OXFORD CIRCUS 6
 VAUXHALL 7	 BANK 9



Travel times from the building. Source: TfL.

A landmark, BREEAM 'Excellent' building with top green credentials

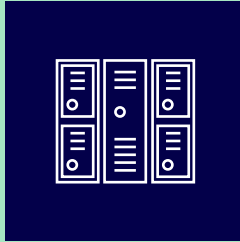
Wellness



12 showers & 1 DDA shower



Spacious terrace with panoramic views across London



Locker storage available

Sustainability



BREEAM rating of Excellent



EPC rating B

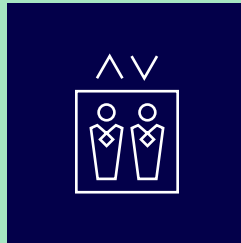


27 bike storage spaces

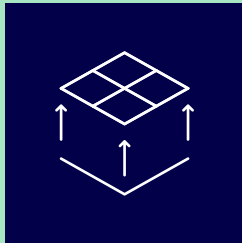


View from 10th floor

High Quality Office Space



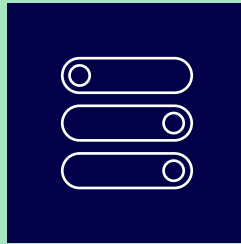
5 x 18 person passenger lifts & 1 x 21 person goods lift



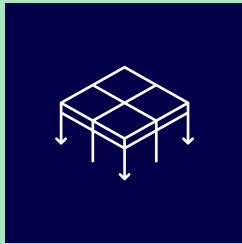
2.75m floor to ceiling height



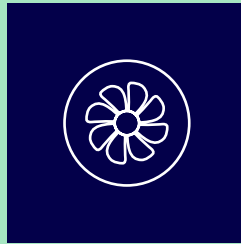
Workplace density 1:8m² to 1:12m²



Opportunity for cellular, mixed or open plan office layouts



160mm open plan office raised floor



VRV air conditioning



10th floor terrace



Achieved a WiredScore Gold certification



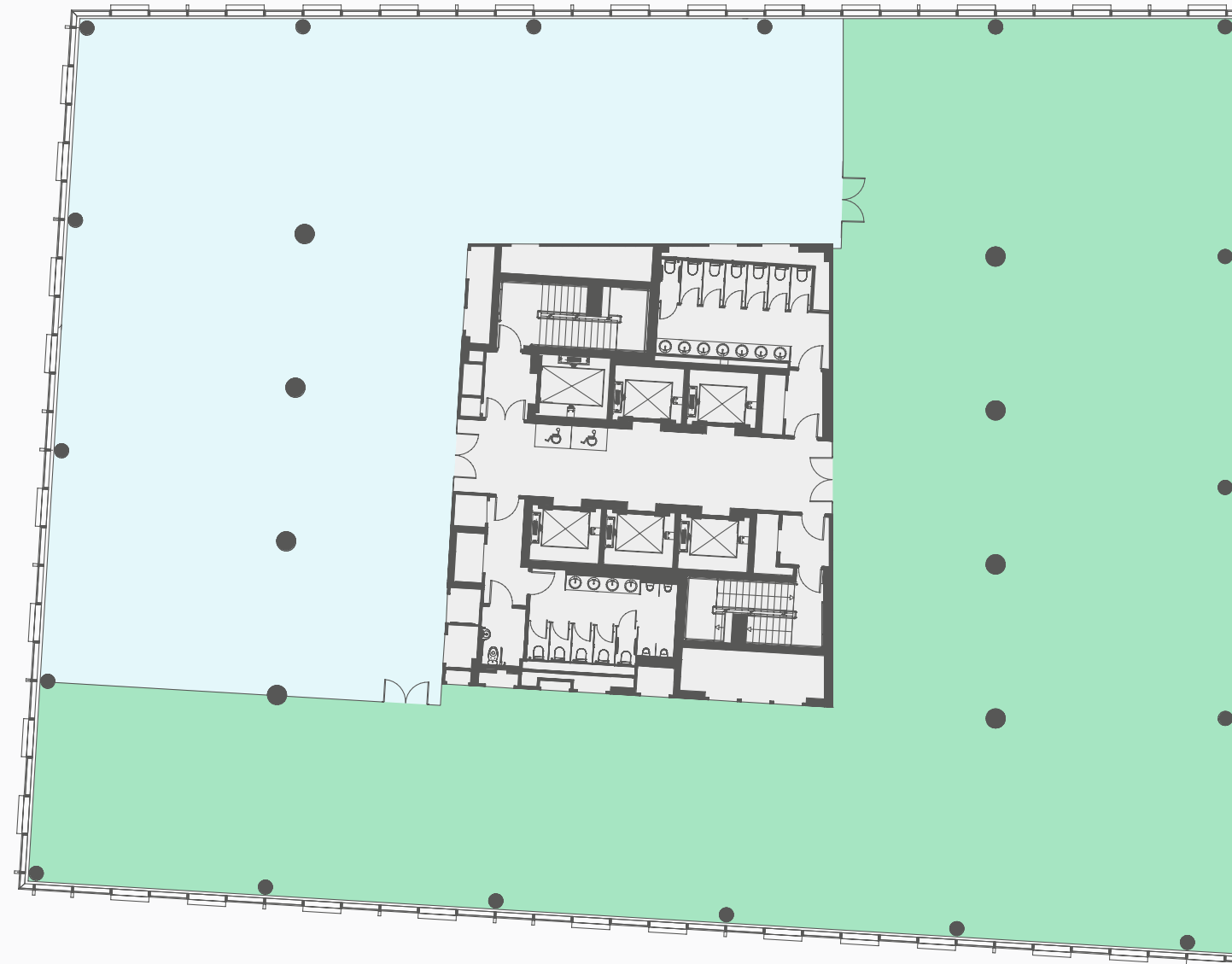
Showers, changing & locker facilities



From 8,847 to 21,598 sq ft of new, high quality office accommodation over the part 9th & 10th floors

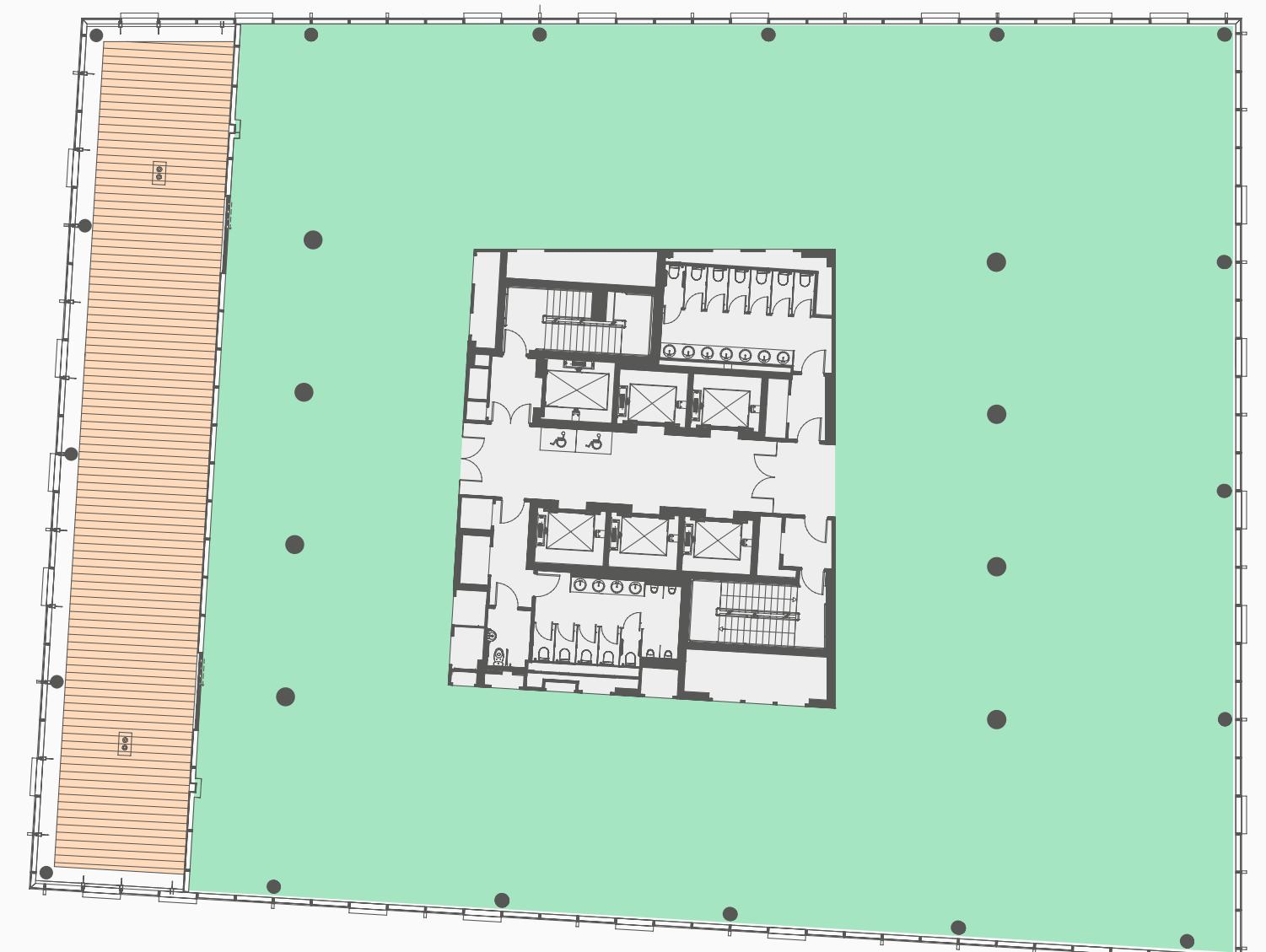
Part 9th Floor Plan

8,847 sq ft / 821.9 sq m



10th Floor Plan

12,751 sq ft / 1,184.6 sq m
Terrace – 1,934 sq ft / 179.7 sq m



Key

- Available floor
- Let space
- Terrace
- Core



Floor plans not to scale. Indicative only.

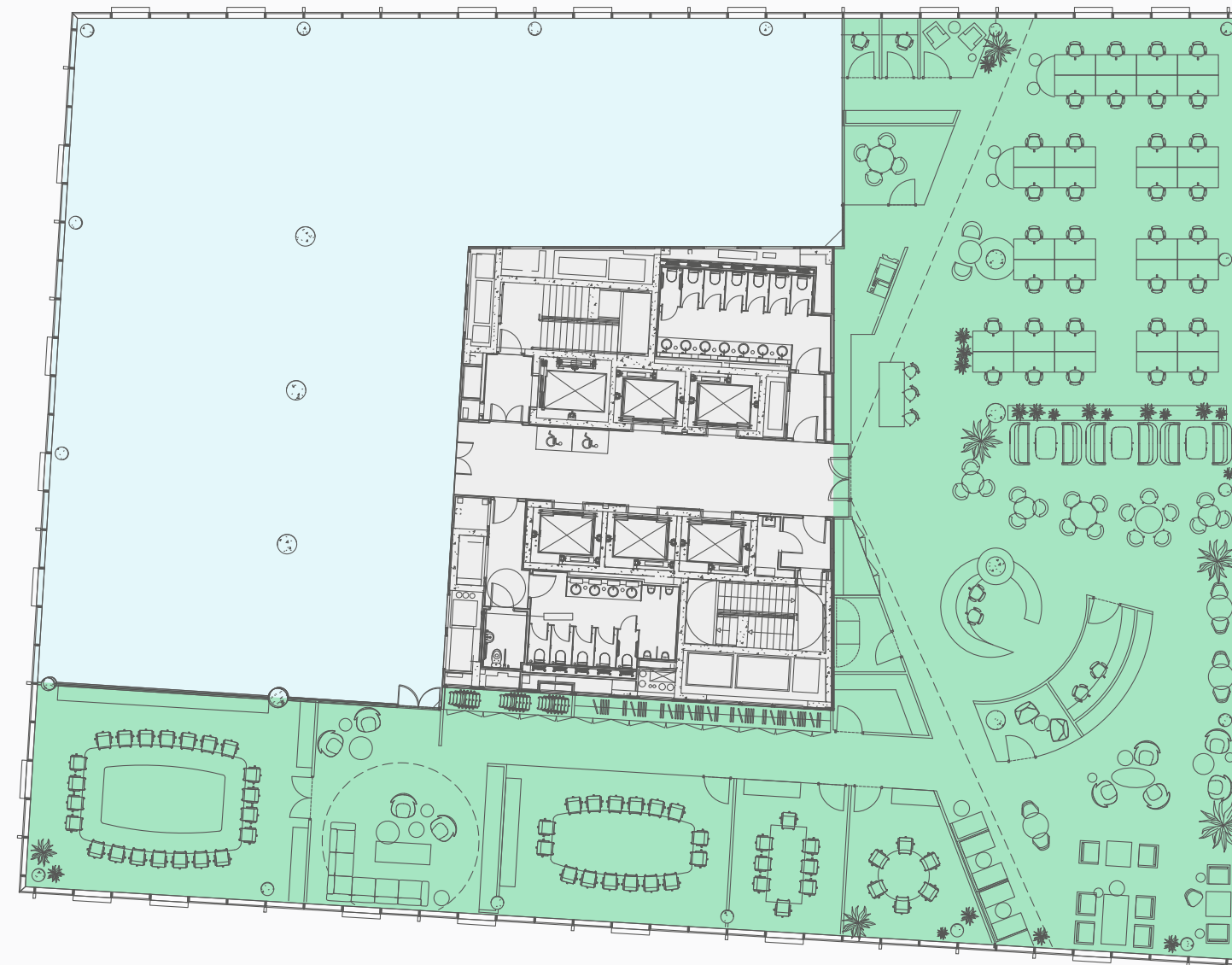


10th floor with riverside views

Spacious professional layouts complete with breakout areas and meeting rooms

Part 9th Floor Professional Layout

8,847 sq ft / 821.9 sq m



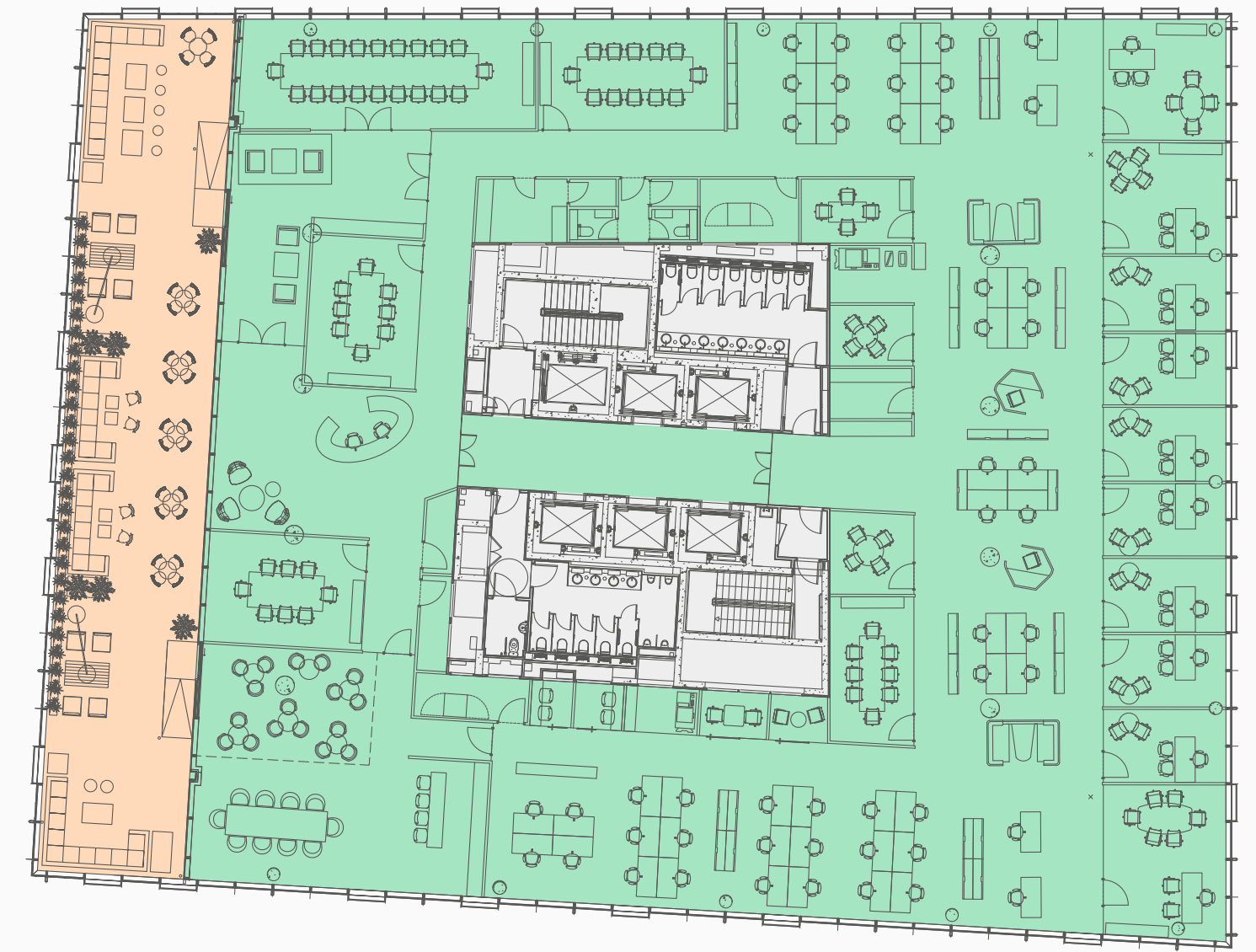
Occupancy

Workstations	34	8 person meeting room	01
Private phone booth	02	16 person board room	01
Breakout area	02	22 person board room	01
4 person meeting room	01	Reception	01
6 person meeting room	01		

10th Floor Professional Layout

12,751 sq ft / 1,184.6 sq m

Terrace - 1,934 sq ft / 179.7 sq m



Occupancy

Workstations	50	12 person board room	01
1 person offices	10	20 person board room	01
8 person meeting room	03	Breakout area	01
4 person meeting room	03	Reception	01
2 person meeting room	02		

Key

- Available floor
- Let space
- Terrace
- Core



Floor plans not to scale. Indicative only.

For more
information,
please get in
touch with us

Paul Grindal
020 7087 5768
07920 231 659
paul.grindal@eu.jll.com

Michael Oliver
020 7852 4349
07591 200 793
michael.oliver@eu.jll.com



Tracy Collins
020 7866 8627
07831 420 528
tracy.collins@montagu-evans.co.uk

Angus Marlow-Thomas
020 7866 8612
07826 947 252
angus.marlow-thomas@montagu-evans.co.uk



Simon Smith
020 3757 8577
07736 880 316
ss@unionstreetpartners.co.uk

Scott Fisher
020 3328 5380
07890 572 225
sf@unionstreetpartners.co.uk



oneembassygardens.com

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