

Available now: office space for lease at 2 Langley Lane, Vauxhall, London SW8 1GB



We at the Centre for Crime and Justice Studies (CCJS) are looking for tenants to lease a self-contained office space in the building we share with another charity. We're offering a special rate to other charities or NGOs. Our building is a semi-detached three storey building on a quiet road located close to Vauxhall station.

The space: CCJS is the owner of 2 Langley Lane. We share the building



with The Monitoring Group, who occupy an office space on the ground floor. The additional space we're offering for rent is a bright, open plan office on the first floor at the front of the building. It's 689 foot² (or 64m²) and can accommodate between 8 and 12 desks. First floor kitchen and toilet facilities are shared with our small staff team.

You are free to decorate and partition the space to suit your needs. We will be responsible for supplying your space with light, heat and air conditioning, and for looking after the maintenance and repair of shared spaces and of the building infrastructure.

The building is on the Virgin fibre network for broadband and we provide space to run your network from our server room. You will bring the communications lines you need into the building.

For additional capacity for meetings or events, we offer discounted hire of a shared meeting space on the ground floor

as part of the lease package. The space can accommodate 24 people in boardroom style or up to 44 in theatre style and has wifi and conferencing facilities.

The tenancies: We aim to develop close, cooperative relationships with the organisations based here as our tenants. Your organisation will be a charity or NGO, ideally sharing our values of social justice, inclusion and antidiscrimination.



For further details or to arrange a viewing, please ring on
020 7840 6110 or email info@crimeandjustice.org.uk.

**CENTRE FOR CRIME
AND JUSTICE STUDIES**

www.crimeandjustice.org.uk



Transport: Our building is a five minute walk from Vauxhall rail and tube station. Waterloo and Clapham Junction stations are directly connected by rail, and trains from Vauxhall run to Guildford, Woking and other destinations south west of London. Vauxhall tube is on the Victoria Line, which provides a direct link to Victoria station, just over the Thames, and fast connections to most central London destinations. Vauxhall is also on the Cycle Superhighway connecting Oval with Westminster.

The location: Along with excellent travel links, Vauxhall has a number of attractive venues and facilities. There are two

public parks within easy reach of Langley Lane, the Pleasure Gardens and Vauxhall Park, which (respectively) accommodate a city farm and café. A new development opposite Vauxhall Park will house a public gym and swimming pool. Existing local leisure facilities include a climbing centre and floatation tanks. St George Wharf Pier is a short walk and the site of several riverside bars and restaurants.

Close by is Bonnington Square. Built in the nineteenth century for railway workers, squatters in the 1980s formed a housing cooperative and successfully negotiated the right to lease the buildings. The former squatters added

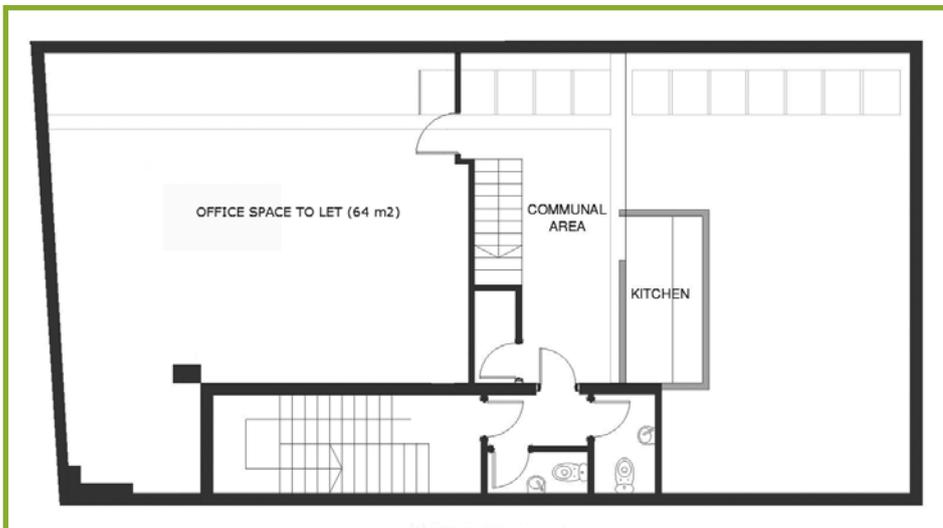
a great deal to the local community, establishing a community café and two small public gardens. Bonnington Community Centre runs a number of health and lifestyle courses, many of which are free of charge.

Eating and drinking:

- *Bonnington Café* (Bonnington Square) hosts a weekly rota of chefs each devising a distinctive vegetarian menu.
- *Italo* (Bonnington Square): an independent delicatessen selling groceries and serving mainly traditional hot and cold dishes, including the locally renowned lasagna.
- *Vauxhall Street Food Garden* (Parry Street): a changing selection of fast food from around the globe.

Rental Charges: The fee is £27,696 per annum for leasing arrangements of up to three years (£23,080 plus VAT, which is non-discretionary). For leases from three to five years, £24,804 per annum inclusive. We charge £180 per day inclusive for use of our shared meeting space (£105 per half-day/£30 per hour).

Business rates: Business Rates are not included in the rental fee. Charities are entitled to mandatory rate relief of 80% and can apply for discretionary relief on the remaining 20%. For organisations eligible for the 80% relief, the annual bill works out at under £1,500 per annum.



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