

Vauxhall and Nine Elms offers mixed-use urban development on an unprecedented scale in Central London, opening up new public spaces and creating diverse opportunities for people to make their home, build their business or enjoy the best of London’s shopping, entertainment and culture.

Stretching across the two central London boroughs of Lambeth and Wandsworth and strategically positioned on the River Thames opposite Westminster, 20,000 new homes and 25,000 new jobs are transforming this dynamic district which is becoming a magnet for growth.

Already open for business, the district will offer over 6.5m sq ft of commercial space and high quality locations to accommodate new and existing businesses in the heart of London’s Central Activities Zone - one of the most productive commercial areas in the world. With access to London’s highly skilled workforce and a package of transport investment including two new Tube stations, Thames riverboat

piers and road improvements, this growing neighbourhood is connected and accessible.

A vibrant cultural agenda which celebrates the area’s rich history and heritage, is placing Vauxhall and Nine Elms on the capital’s arts map. A year round programme of events, exhibitions and installations from British and internationally renowned artists is attracting and engaging visitors and residents alike.

Home to iconic buildings, innovative enterprise and with a real vitality throughout the day and night, Vauxhall and Nine Elms is at the heart of the story of the world’s greatest city.



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Vauxhall & Nine Elms

A dynamic living and working district in the heart of London

Vauxhall & Nine Elms Development map



Complete

- 07 US Embassy
- 14 Embassy Gardens – Phase 1
- 18 New Covent Garden Market – Temporary Flower Market
- 19 New Covent Garden Market – Food Exchange and IDU
- 29 Sky Gardens
- 33 Vista
- 36a Battersea Power Station – Phase 1
- 43 Riverlight
- 47 St George Wharf
- 49 South Lambeth Place
- 56 Urbanest Vauxhall
- 57a Atlas
- 61a Spring Mews – Phase 1
- 61b Spring Mews – Phase 2
- 62 Merano Residences
- 66 10 Albert Embankment
- 67 81 Black Prince Road
- 75 Chelsea Bridge Wharf

Under construction

- 01 One Nine Elms
- 02 Nine Elms Square
- 06 Embassy Gardens – Phase 3
- 09 Embassy Gardens – Phase 2
- 10 The Residence
- 11 Lexington Gardens
- 20 New Covent Garden Market – Market Site
- 24 Battersea Exchange
- 25 New Covent Garden Market – Market Site
- 26 Nine Elms Station
- 27 Nine Elms Point
- 28 Vauxhall Square
- 31 Keybridge
- 34 Prince of Wales Drive
- 36b Battersea Power Station – Phase 2
- 36c Battersea Power Station – Phase 3a
- 38 Thames Tideway Tunnel site
- 46 Thames Tideway Tunnel site

54 Aykon

- 57b Rudolf Place
- 58 Thames Tideway Tunnel site
- 63 The Dumont
- 64 The Corniche
- 73 Palace View
- 76 Tintagel House
- 77 Mount Carmel

Application approved

- 05 Embassy Gardens – Phase 3
- 15 Nine Elms Parkside
- 17 Nine Elms Parkside
- 23 Battersea Power Station – Phase 4a
- 30 Grand South (12-20 Wyvil Road)
- 35 Battersea Power Station – Phase 3b
- 36d Battersea Power Station – Phase 6
- 36e Battersea Power Station – Phase 4
- 37 Battersea Power Station – Cringle Dock
- 39 Battersea Power Station – Phase 5
- 41 Battersea Power Station – Phase 7
- 42 Battersea Power Station – Phase 5
- 55 Vauxhall Square
- 60 36-46 Albert Embankment
- 72 Westminster Tower
- 74 Palmerston Court

Pre-development

- 12 Metropolitan Police Warehouse
- 21 BMW Garage
- 22 Booker
- 50 Vauxhall Cross
- 70 London Fire Brigade HQ
- 78 Lambeth College – Vauxhall Centre

Open spaces Strategic links

| | Site No. | Site and Phase | Use Class | Floor Space (m²) | Finish Date |
|-----------|----------|--|-------------------------------------|----------------------------------|-------------|
| Completed | 7 | US Embassy | B1 | 51,350 | Complete |
| | 14 | Embassy Gardens – Phase 1 | A1–A5 B1–D2 | 4,412 1,497 | Complete |
| | 18 | New Covent Garden Market – Temporary Flower Market | Sui Generis | 5,574 | Complete |
| | 19 | New Covent Garden Market – Food Exchange and IDU | B1, Sui Generis | 9,886 | Complete |
| | 27 | Nine Elms Point | A1 B1 | 13,624 1,075 | Complete |
| | 29 | Sky Gardens | B1 | 2,219 | Complete |
| | 33 | Vista | A1–A3, B1 | 1,100 | Complete |
| | 36a | Battersea Power Station – Phase 1 | A1–A2 A3–A5 B1 D1–D2 | 1,964 3,261 2,822 1,615 | Complete |
| | 43 | Riverlight | A1–A4, B1, D1 | 2,192 | Complete |
| | 57a | Atlas | D2 Leisure Student Accommodation | 1,831 19,459 | Complete |
| | 61a | Spring Mews – Phase 1 | B1, C1, C2 | 18,000 | Complete |
| | 61b | Spring Mews – Phase 2 | B1, C2/C3 | 2,414 | Complete |
| | 62 | Merano Residences | A3–A5 B1 | 116 686 | Complete |
| | 64 | The Corniche | A3–A5 | 440 | Complete |
| | 66 | 10 Albert Embankment | A3–A5 D2 | TBC 1,678 | Complete |
| | 67 | 81 Black Prince Road | B1 B1 | 1,770 994 | Complete |
| | 73 | Palace View | A1, A2, B1, | 711 | Complete |

| | | | | | |
|-------------------|-----|------------------------------------|-------------------------------------|------------------------------------|---------|
| Completed by 2020 | 2 | Nine Elms Square | A1 B1 | 1,758 11,423 | 2020 |
| | 9 | Embassy Gardens – Phase 2 | A1–A5 B1 D1 | 1,120 1,718 750 | 2020 |
| | 11 | Lexington Gardens | A1–A5 B1 D1 | 369 123 433 | 2020 |
| | 20 | New Covent Garden Market – Phase 1 | Sui Generis | 6,427 | 2020 |
| | 23 | Battersea Power Station – Phase 4a | B1 D1–D2 A1, A3, B1 B1, D1 | 952 1,847 312 153 | 2019–20 |
| | 24 | Battersea Exchange | A1–A3, B1, D1 | 6,992 | 2019–20 |
| | 31 | Keybridge | A1 B1 TBC | 789 3,517 4,505 | 2020 |
| | 34 | Prince of Wales Drive – Phase 1 | A1 A3 B1 | 1,097 310 3,016 | 2019–20 |
| | 36c | Battersea Power Station – Phase 3a | A1–A2 A3–A5 C1 D1–D2 | 27,107 6,820 10,876 9,500 | 2019–20 |
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| Site No. | Site and Phase | Use Class | Floor Space (m²) | Finish Date |
|----------|------------------|----------------------------|-----------------------|-------------|
| 54 | Aykon | A1 B1 | 1,043 6,023 | 2019 |
| 63 | The Dumont | A3–A5 B1 | 367 765 | 2020 |
| 64 | The Corniche | B1 | 1,016 | 2020 |
| 74 | Palmerston Court | A1–A4 B1 Sui Generis | 1,088 5,138 390 | 2020 |

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|----------------------------|-------|---------------------------------------|---|------------------------------------|---------|
| Completing 2021 and beyond | 1 | One Nine Elms | A1–A3 C1 | 437 22,783 | 2023 |
| | 5 & 6 | Embassy Gardens – Phase 3 | B1 | 19,000 | 2020–21 |
| | 10 | The Residence | A1–A5 B1 D1–D2 | 1,014 338 1,122 | 2020–21 |
| | 15 | Nine Elms Parkside (Royal Mail Group) | A1–A5 D1–D2 | 7,213 2,886 | 2027 |
| | 20 | New Covent Garden Market – Phase 3 | A1–A5 B1 | 3,924 1,042 | TBC |
| | 20 | New Covent Garden Market – Phase 5–6 | A1–A5 B1 Sui Generis | 438 158 61,550 | TBC |
| | 34 | Prince of Wales Drive – Phase 2 | A2, A3 B1, D1 | 924 1,754 | 2021 |
| | 34 | Prince of Wales Drive – Phase 3 | B1 | 1,213 | 2024 |
| | 35 | Battersea Power Station – Phase 3b | A1–A2 A3–A5 C1 D1–D2 | 27,107 6,820 10,876 9,500 | 2019–20 |
| | 36b | Battersea Power Station – Phase 2 | A1–A5 B1 D1–D2 | 46,004 58,706 9,086 | 2020-21 |
| | 36d | Battersea Power Station – Phase 6 | A3–A5 B1 C1 D1–D2 | 6,707 48,567 27,504 9,879 | 2024-25 |
| | 36e | Battersea Power Station – Phase 4 | A1–A2 A3–A5 B1 D1–D2 | 6,853 640 40,637 3,325 | 2020-23 |
| | 39 | Battersea Power Station – Phase 5 | D1–D2 | 1,565 | 2026–27 |
| | 41 | Battersea Power Station – Phase 7 | A3–A5 | 852 | 2025–26 |
| | 55 | Vauxhall Square | A1–A5 B1 C1 | 3,697 32,820 6,952 | 2020–23 |
| | 57b | Rudolf Place | B1 D2 Leisure Student Accommodation | 3,583 435 26,678 | 2021 |
| | 70 | London Fire Brigade Headquarters | A1 B1 | 696 8,554 | TBC |
| | 72 | Westminster Tower | B1 | 1,440 | 2022 |

Floor space figures taken from planning consents.

Vauxhall & Nine Elms

Commercial map

