



178  
**LAMBETH  
ROAD**

WATERLOO, LONDON SE1 7JY /// [oval.energy.deal](http://oval.energy.deal)

**TO LET**  
**2,450 SQ FT**  
**COMMERCIAL UNIT**

# SPACE TO THRIVE @

178

**LAMBETH ROAD**

A FULLY REFURBISHED UNIT  
FRONTING ONTO LAMBETH ROAD.

Located just over 10 minutes away from Central London, the unit offers easy distribution access, as well as an excellent advertising opportunity for industrial, storage & distribution businesses.

There are excellent loading facilities, with an electric roller shutter door leading directly onto an off-road service area in front of the unit, along with parking for 2-3 vans.

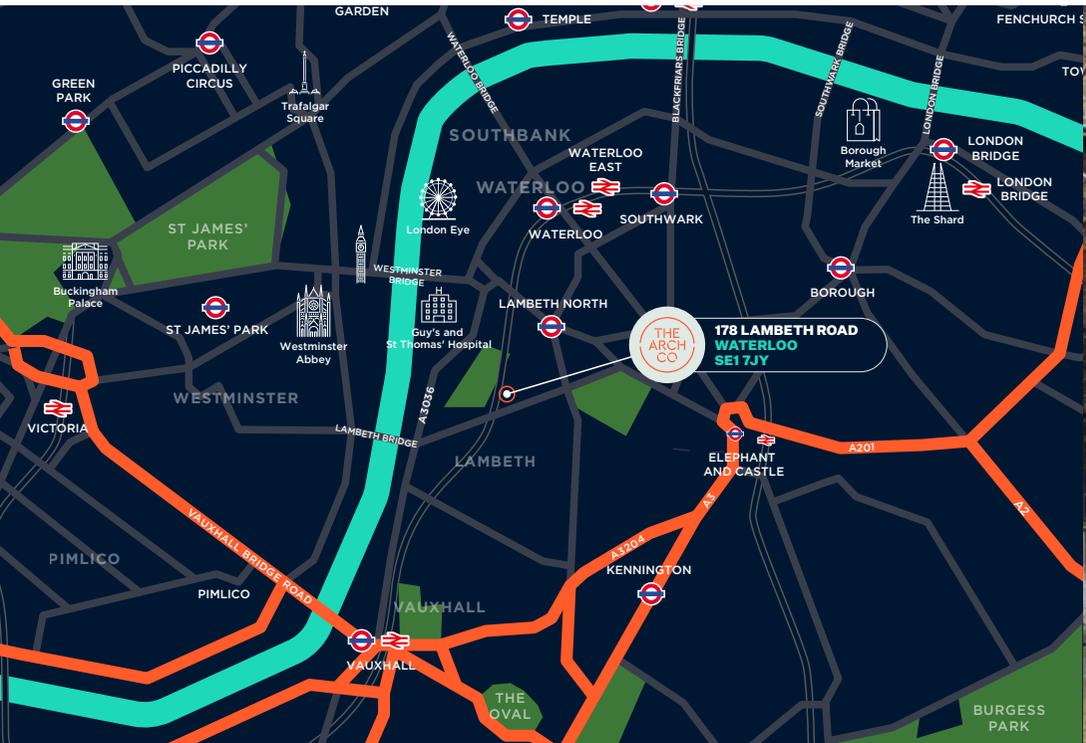
# LOCATION

THE UNIT IS LOCATED ON LAMBETH ROAD, IDEALLY LOCATED TO SERVICE CENTRAL LONDON WITH BLACKFRIARS, WESTMINSTER AND LAMBETH BRIDGES ALL CLOSE BY.

The West End of London and The City of London can both be reached within less than 15 minutes.

# TRAVEL TIMES

Lambeth Bridge		2 mins
Lambeth North Underground Station		5 mins
Waterloo Station		10 mins
West End of London		13 mins
City of London		14 mins



# ACCOMMODATION

ARCH	SQ FT	RENT PA
178	2,450	£61,320



# SPECIFICATION



**Central London**  
Location



**Excellent loading**  
facilities



**Fully**  
refurbished



**Electric**  
roller  
shutter door



**3-phase**  
power supply



**WC**  
facilities



**Water/**  
drainage

## COSTS PER ANNUM

Rent (pa)	£61,320
Service Charge	£0
Insurance	£840
Business rates (value)	£26,640
<b>Indicative total monthly costs</b>	<b>£7,400</b>

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

## EPC

Targeting a minimum B rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically for a term of 6 years.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent.

### JONATHAN HAY

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**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

**Conditions under which these particulars are issued.** Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

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