



171-172  
**SAIL STREET**

LONDON SE11 6NQ /// [fall.glitz.starts](http://fall.glitz.starts)

**TO LET**  
**5,100 SQ FT DISTRIBUTION  
AND TRADE UNIT, WITH A  
SELF-CONTAINED YARD**

# SPACE TO THRIVE @

171-172  
**SAIL STREET**

A RARELY AVAILABLE 5,100 SQ FT  
UNIT LOCATED WITHIN 15 MINUTES  
OF CENTRAL LONDON.

Fronting onto Sail Street, the property consists of 2 inter-connecting arches. It benefits from direct loading facilities onto a private 2,000 sq ft rear yard area with secure gates, accessed from Lambeth Road.

The specification and location is ideal for storage and distribution, industrial, warehouse and trade occupiers, with occupiers like Pimlico Plumbers, Screwfix, & CEF choosing to operate from this location.

# LOCATION

THE UNIT IS 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 15 minutes.

Lambeth North Underground Station (Bakerloo Line) is a 5 minute walk away and Waterloo Station (Overground, Underground) a 10 minute walk away.

# TRAVEL TIMES

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





# ACCOMMODATION

UNIT	SQ FT	RENT PA
171-172	5,100	£142,800
YARD	2,000	

# SPECIFICATION



**Central London location**



**Excellent loading facilities**



**Fully refurbished**



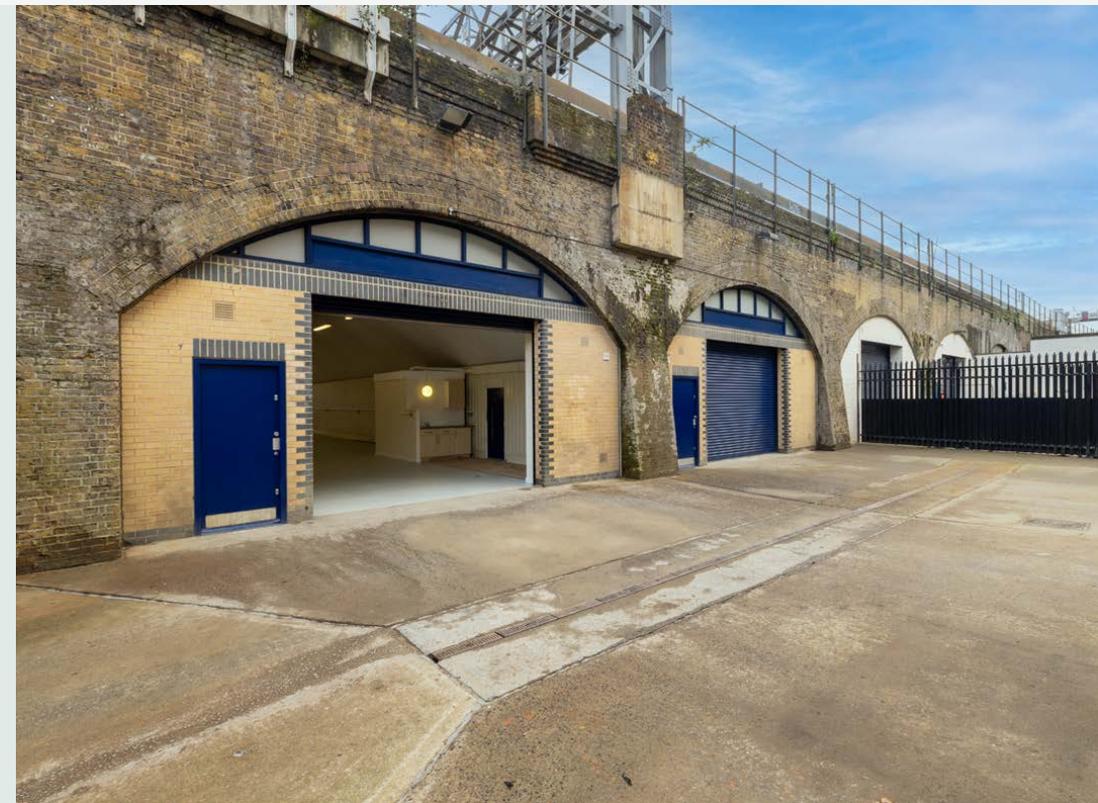
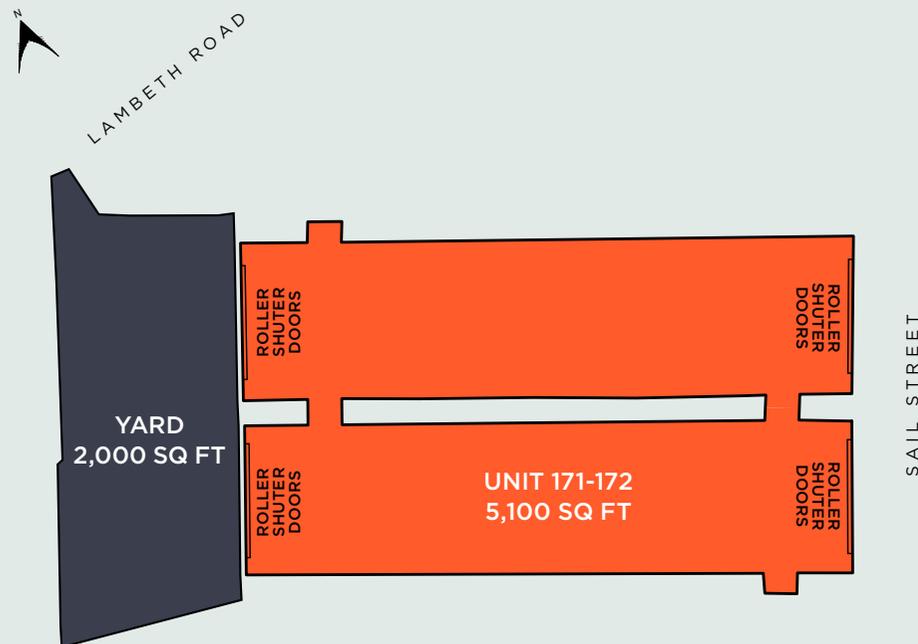
**Electric roller shutter doors**



**3-phase power**



**WC and water**



## COSTS PER ANNUM

<b>Unit 171-172</b>	
<b>Rent</b>	£142,800
<b>Service charge</b>	£0
<b>Insurance</b>	£1,560
<b>Rates payable</b>	Check with the VOA
<b>Indicative monthly costs</b>	<b>£12,030</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 6 years subject to negotiation. Other lease terms available.

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.

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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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