



TO LET

Unique Central London Opportunity adjacent to Albert Embankment

The Workshop, Lambeth High Street, London, SE1 7AG



Sanderson
Weatherall



Location

The property is within London Borough of Lambeth, bounded by Lambeth High Street to the west, Whitgift Street to the north, Black Prince Road to the south and a railway viaduct to the east. Lambeth Fire Station is opposite the subject property.

Albert Embankment and the River Thames are a short distance to the west. Lambeth Bridge is approximately 0.2 miles to the north providing access to Westminster on the west side of the Thames.

The surrounding area is a mix of residential and commercial uses including offices, pubs and hotels.

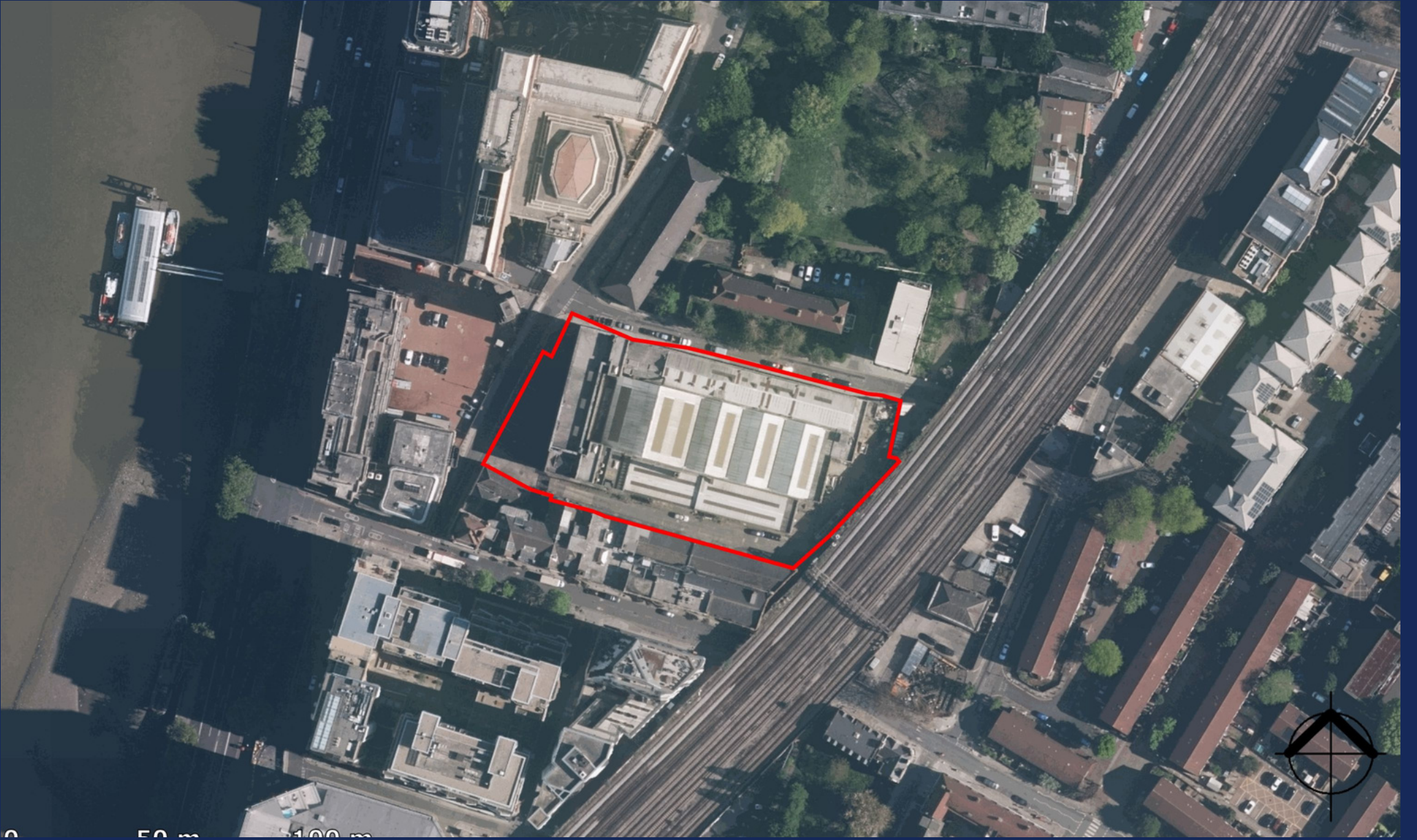
Key landmarks and attractions within 15 minutes' walk include:

- Tate Britain
- Westminster Abbey
- Houses of Parliament
- London Eye

Transport

The property has excellent transport links with a PTAL rating of 6a.

- Vauxhall Railway Station (Southwestern): 0.6 miles
- Vauxhall Underground Station (Victoria Line): 0.6 miles
- Kennington Underground Station (Northern Line): 0.9 miles
- Waterloo Station (National Rail): 1.1 miles





Description

The accommodation was constructed in the 1930's, has been vacant for a number of years and requires refurbishment.

The site can be accessed from Lambeth High Street, Whitgift Street and the service road to the south of the property.

Workshop

Large open plan area with intercommunicating reception accessed from Lambeth High Street, smaller workshops, staff amenity rooms and storage rooms. There is vehicular access to the Workshop from Whitgift Street. There are inspection pits from when the space was operated as a vehicle workshop.

The main workshop benefits from a substantial column-free clear space of approximately 48.84 m x 21.42 m. It has clear height to beams of approx. 5.69m and maximum height to the internal roof apex of approx. 12.46m.

Offices

Arranged on the Lambeth High Street and Whitgift Street elevations on 1st, 2nd, and 3rd floors, partitioned into a number of offices and staff amenity rooms.

External Space

There are circa 30 parking spaces to the front of the property with potentially further car parking available in the rear yard. The rear yard accessed from the property and via a service road on the south side of the property and via Whitgift Street.

Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Basement	33	571
Ground	3,033	32,648
1st	1,145	12,325
2nd	282	3,036
3rd	282	3,036
Total	4,775	52,616

Energy Performance Certificate (EPC)

The property achieved a D rating. A copy of the EPC & recommendation report is available upon request.

Planning

We understand the current planning use is Sui Generis. All planning related enquiries should be via Lambeth Council Planning Department.

Key Features

- Unique Central London Opportunity
- Adjacent to Albert Embankment
- Substantial workshop & office accommodation
- Car parking and yard to the rear
- Potential for leisure, warehouse, industrial, storage, and other uses, subject to planning



Lease

New FRI lease for a term to be agreed subject to periodic rent reviews. The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Rent

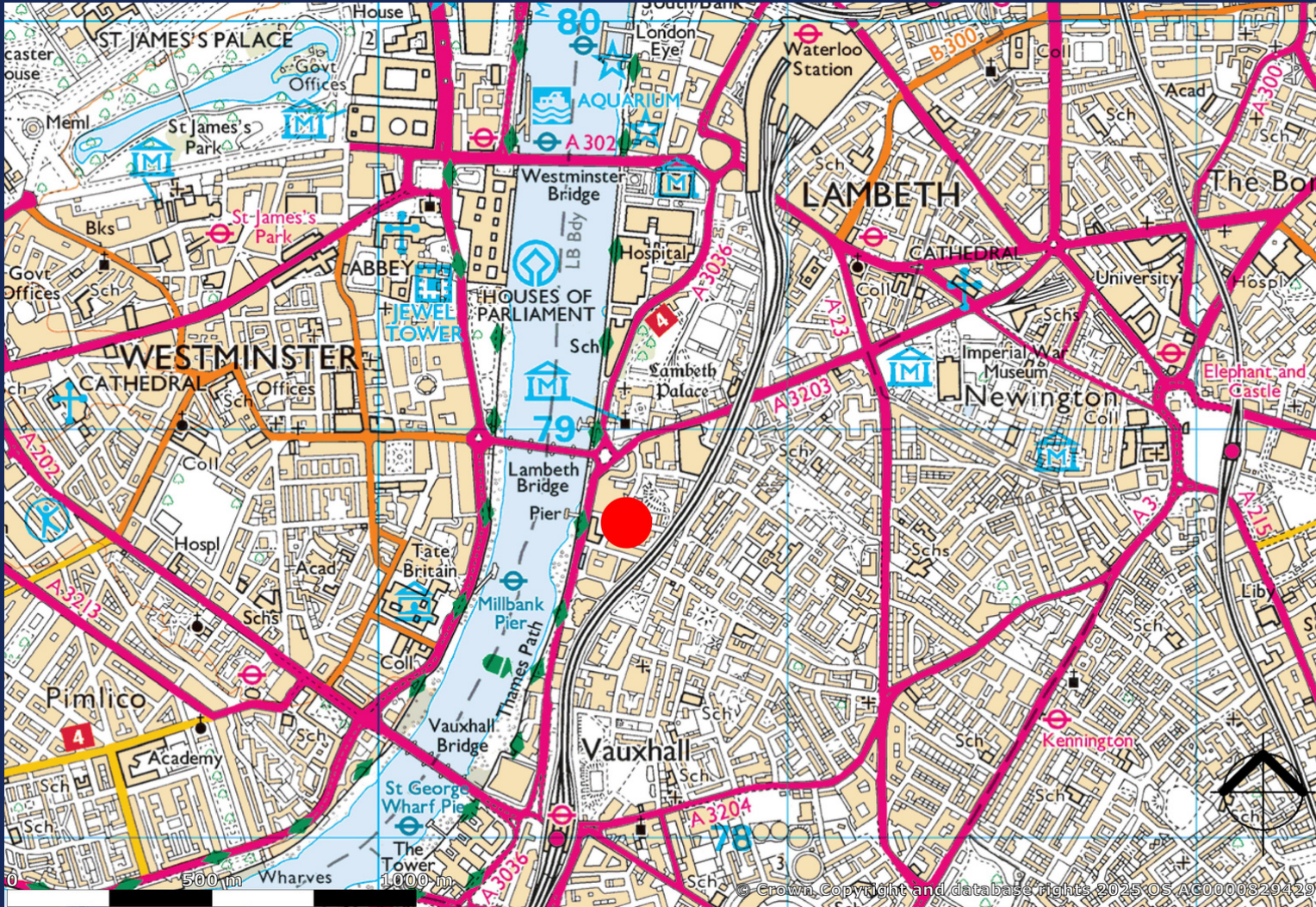
Offers in excess of £500,000 per annum exclusive of business rates, utilities, and all other outgoings are invited.

Business Rates

To be assessed.

Costs

Each party is to be responsible for its own legal and professional costs.



Viewings

For further information please contact
the Sole Letting Agents :

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