



TO LET

198/199 Carlisle Lane,
Waterloo, SE1 7LH



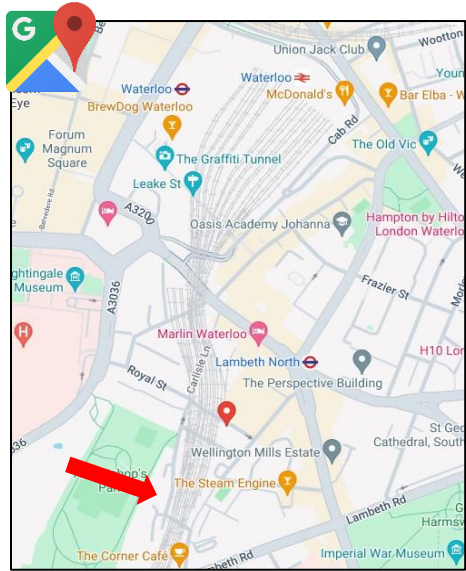
Industrial Opportunities

3,848 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

Arches 198/199 are industrial spaces within walking distance of London Waterloo Station. The arches benefit from access on to Carlisle Lane with a roller shutter opening directly into a shared yard space. There are also separate pedestrian entrances for both arches. The arches are joined via a jack arch to the rear.

The arches benefit from a shared yard space fronting Carlisle Lane, with 1,043 of yard space demised to the two arches.

Broadly, the arches benefit from:

- Electric Roller Shutters
- Fully lined with LED Lighting
- WC facilities, Water and Waste
- Three-phase Power
- Concrete Flooring

Location

Located in the heart of South Bank, a 3-minute walk away from Lambeth North (Bakerloo) Underground Station and a 10-minute walk away from Waterloo Station (National Rail, Underground). There are outstanding connections to Central London and beyond, via access to public transport or the road systems. Nearby tenants include Screwfix, Eden Caterers, Mud gang Pottery & Tally Ho Bike Tours.

Located in the fifth most densely populated local authority in the UK, with 42k+ residents within a 1-mile radius.

Rates

Rates payable for 24/25 equate to approximately £44,772**.

Floor Areas (GIA)

Unit	Sq ft	Sq m
Arch 198	1,935	179.75
Arch 199	1,913	177.77
Yard	1,043	96.91

Terms

New leases are available directly from the landlord on terms to be agreed. Offers are invited in excess of **£96,200 per annum exc.**

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



1 : Indicative Lined Arch



2 : Indicative Lined Arch



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Lambeth. October 2024.



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