

HERCULES ROAD & CARLISLE LANE

LONDON SE1 7LD

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TO LET
NEWLY REFURBISHED
LIGHT INDUSTRIAL
UNITS

2,470 - 5,870 sq ft



SPACE TO CREATE @

HERCULES ROAD & CARLISLE LANE

These commercial units are centrally located just 3 minutes from Waterloo Station. The properties are fully refurbished and front onto either Hercules Road or Carlisle Lane.

All units feature full height electric roller shutters, level painted concrete flooring and a refurbished WC. The units possess a clear arch height of between ca. 3.3m to 5m.

These units are B1 & B8 use class, suitable for a variety of occupiers including light industrial, office, and storage & distribution.



179

LOCATION

A PRIME LOCATION JUST 3 MINUTES FROM WATERLOO.

The units are located within incredibly close proximity to Lambeth North & London Waterloo underground stations and benefit from the substantial residential catchment area to the south of the River Thames.

They are also just 3 minutes away from Westminster Bridge, giving occupiers access to the West End in just 13 minutes and the City of London in 19 minutes by car.



TRAVEL TIMES

Lambeth North

2 mins (0.1 mile)

London Waterloo

3 mins (0.3 mile)

Vauxhall

7 mins (0.9 mile)

West End

13 mins

London Victoria

18 mins (1.5 miles)

City of London

19 mins





WATERLOO



**HERCULES ROAD &
CARLISLE LANE**
LONDON, SE17LD



ACCOMMODATION

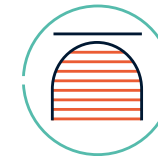
UNIT	SQ FT	RENT PA
179 HERCULES ROAD	2,470	£61,680
206 - 207A CARLISLE LANE	5,870	£129,960

- Refurbished units.
- Prime Central London location, just 3 minutes' drive from Waterloo Station.
- Located in the fifth most densely populated local authority in the UK, with 42k+ residents within a 1 mile radius.
- High security provided by electric roller shutters.

SPECIFICATION



**Fully
refurbished
units**



**Electric
roller shutter
door**



**Concrete
flooring**



**Water and
electricity
supply**



**24/7
access**



**Prime
location**



**WC
facility**



**Ceiling height
of ca. 3-5m**

COSTS PER ANNUM

Unit	Rent	Service Charge	Insurance	Business Rates
179 Hercules Road	£61,680	£0	£840	£27,750
206 - 207a Carlisle Lane	£129,960	£330	£1,800	£68,520

Indicative monthly costs:

179 Hercules Road **£7,520**

206-207a Carlisle Lane **£16,690**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

All units have a 'B' rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 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 Grant Mills Wood.

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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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