



171-172
SAIL STREET

LONDON SE11 6NQ /// 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

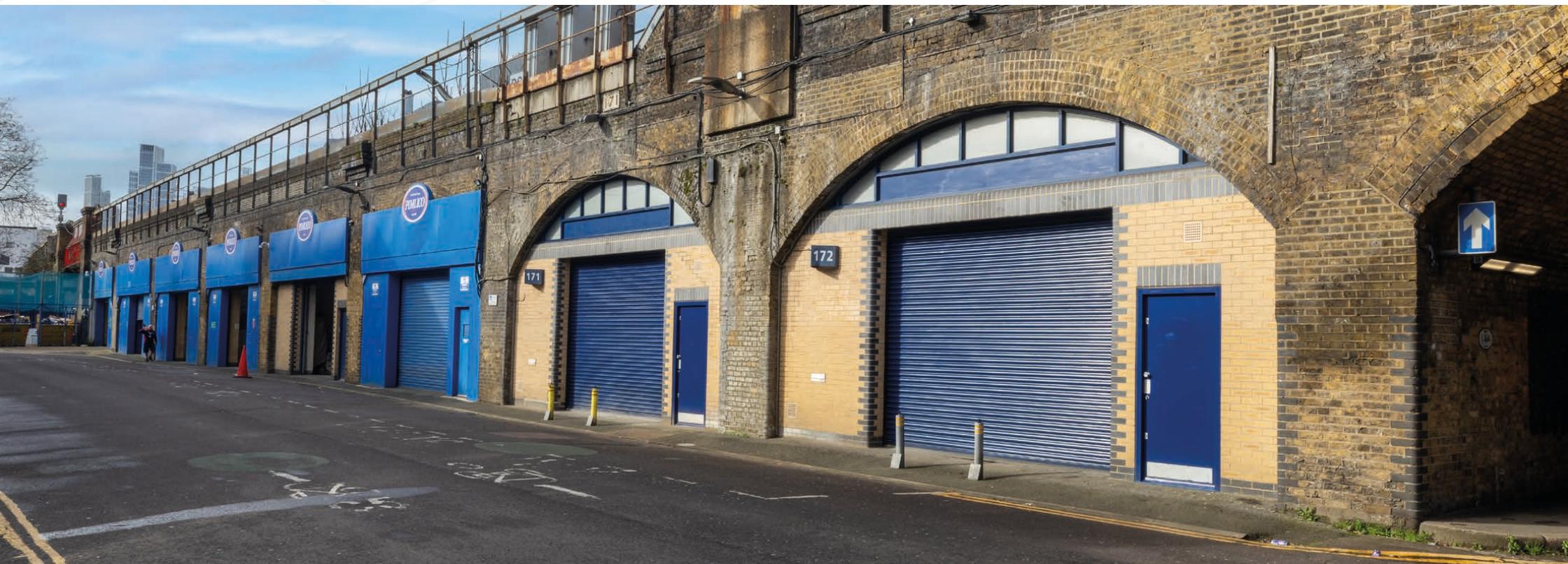
THE UNIT IS IDEALLY LOCATED TO SERVICE CENTRAL LONDON WITH BLACKFRIARS, WESTMINSTER AND LAMBETH BRIDGES ALL CLOSE BY.

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 |





THE ARCH CO
171-172 SAIL STREET
LONDON, SE11 6NQ

SCREWFIX

CITY ELECTRICAL FACTORS LTD

PIMLICO PLUMBERS

Kensington Palace

Buckingham Palace

London Eye

LANCASTER GATE

SOHO

WATERLOO

BOROUGH

SOUTH KENSINGTON

BELGRAVIA

WESTMINSTER

PIMLICO

VAUXHALL

CHELSEA

WALWORTH

BATTERSEA PARK

BATTERSEA POWER

NINE ELMS

IMPERIAL WHARF

BATTERSEA

QUEENSTOWN ROAD

WANDSWORTH ROAD

CAMBERWELL

BATTERSEA PARK

BURGESS PARK

MARBLE ARCH

BOND STREET

OXFORD CIRCUS

COVENT GARDEN

TEMPLE

CITY THAMESLINK

BLACKFRIARS

GREEN PARK

HYDE PARK

WATERLOO

LAMBETH NORTH

ST JAMES' PARK

SOUTH KENSINGTON

SLOANE SQUARE

PIMLICO

KENNINGTON

A3220

A3212

A3204

A3220

A3036

A3

A203

CROMWELL ROAD

A308

VAUXHALL BRIDGE ROAD

LAMBETH BRIDGE

S LAMBETH ROAD

CAMBERWELL NEW ROAD

BATTERSEA PARK ROAD

QUEENSTOWN ROAD

BRIXTON ROAD

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

| | |
|---------------------------------|--------------------|
| Unit 171-172 | |
| Rent | £142,800 |
| Service charge | £0 |
| Insurance | £1,560 |
| Rates payable | Check with the VOA |
| Indicative monthly costs | £12,030 |

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.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued March 2026.

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