



ARCHES

59 - 60

ALBERT EMBANKMENT / GODING STREET, VAUXHALL, SE1 7TP

STATION NUMBERS

RAIL: 22.48 MILLION
UNDERGROUND: 32.23 MILLION

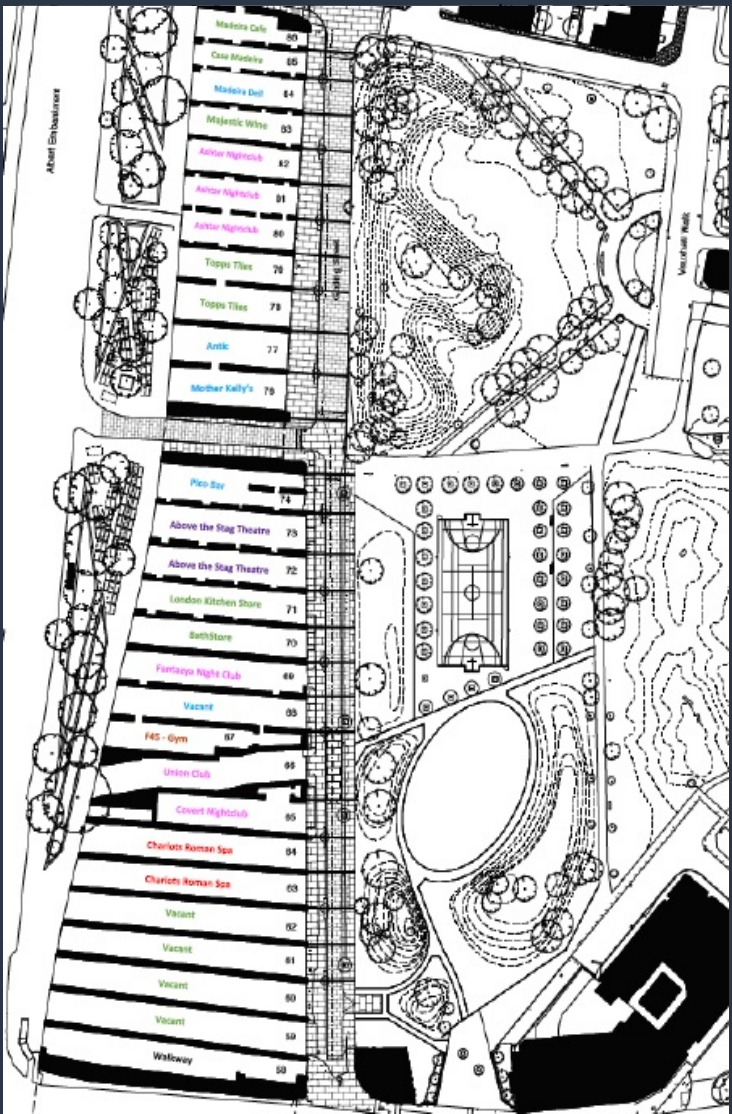
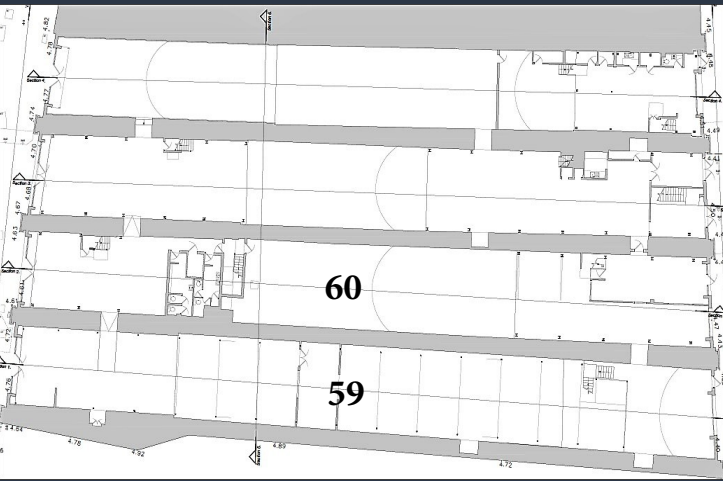
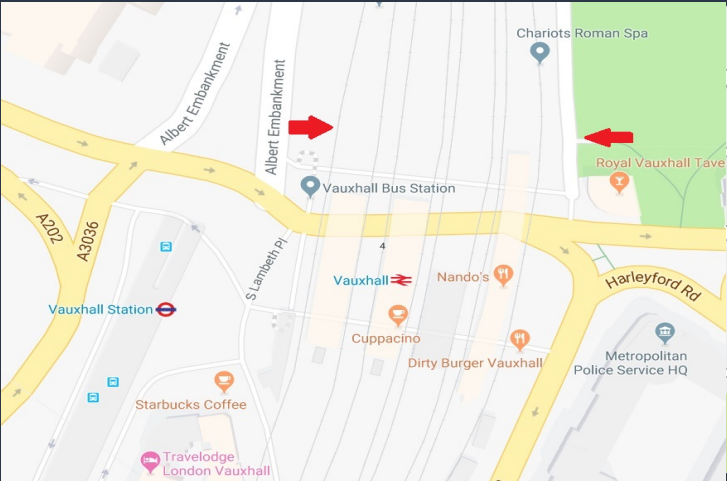
TO LET

5,490 SQFT – 10,743 SQFT

A1, A2, A3, A4 & D2

Opportunities s.t.p





LOCATION

The arches are prominently situated with dual aspect on Albert Embankment and Goding Street which runs alongside Vauxhall Pleasure Gardens. They are located a short walk from Vauxhall interchange: London Underground (Victoria Line), National Rail Services and Vauxhall Bus station.

DESCRIPTION

The arches are located on Albert Embankment/ Goding Street, Vauxhall, London SE1 7TP. The arches have dual access opening on to Albert Embankment and Goding Street (for Vauxhall Pleasure Gardens). The arches have three phase electricity, gas can be made available, water and drainage. There is potential for outdoor seating on both Albert Embankment and Goding Street opening on to the park.

TENANT LINE-UP

Following lettings to LEON, Mother Kelly's, Antic London, Triumph, Above the Stag Theatre and F45 the opportunity would suit complimentary occupiers.

Local operators include: Dirty Burger, Waitrose, Nando's, Sainsbury's, Starbucks, Pret, F45, Mother Kelly's, Foxtons, Above the Stag Theatre and Antic London.

ACCOMMODATION

| ARCH NO. | SQ FT |
|--------------|---------------|
| ARCH 59 | 5,490 |
| ARCH 60 | 5,253 |
| TOTAL | 10,743 |

TERMS

The arches are available on a new lease(s) directly from the landlord on terms to be agreed.

£35 per sq ft pa exclusive. Rents will be plus VAT.

RATES

Interested parties are advised to make their own enquiries via the London Borough of Lambeth.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



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