



TO LET

Arches 88-95 Glasshouse Walk,
Vauxhall, London, SE11 5ES



Video Link

B8 or E Class Opportunity (S.T.P)

19,416 sq ft

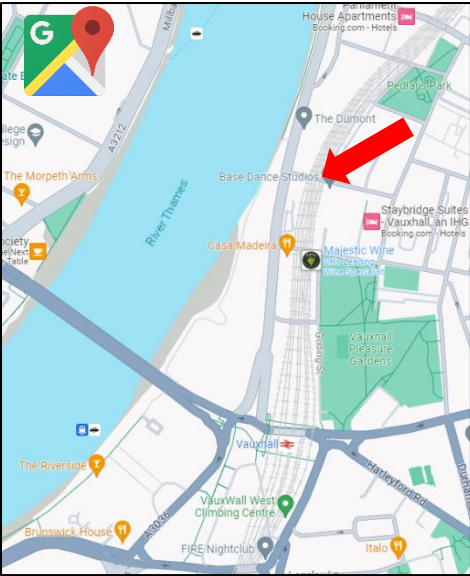


Grant Mills Wood
chartered surveyors

www.grantmillswood.com

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Arches 88-95 Glasshouse Walk, Vauxhall, London SE11 5EQ



Description

The arches, which are internally connected, are fully lined, of brick construction, and suitable for B8 storage uses or a variety of alternative uses subject to planning.

Access to the units is from Glasshouse Walk only via the electric roller shutter door. Internally the space benefits from 3-phase power, strip lighting, water, drainage soil stack and a concrete floor. A fire escape corridor provides means of escape out towards Tinworth Street. The height to the crown of the arch is approximately 4m.

Floor Plans

Plans are available [here](#).

Location

The arches are located on Glasshouse Walk in close to proximity to Vauxhall Pleasure Gardens. The arches are situated between Goding Street and Albert Embankment. Glasshouse Walk is a 3-minute walk from Vauxhall Station (National Rail services), Vauxhall underground station (Victoria Line) and Vauxhall bus station.

Albert Embankment and Goding Street, adjacent, includes occupiers such as Mother Kelly's Tap Room, Majestic Wine, Casa Madeira, Pico Bar, Slevan Fitness, Ducati, Triumph, KTM, London Space Elevator, amongst others. Closer to the station we have Nando's, Lakeland Climbing and Market Place Vauxhall.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor	19,416	1,803.81

Terms

The arches are available together as a whole only, on a new lease directly from the landlord on terms to be agreed. Offers of £195,000 per annum exclusive, plus VAT are sought for storage uses. Other uses will command rents attributed to the particular alternative use required.

Rates

Rates payable for 2023/24 are approximately £31,744. Interested parties are advised to make their own enquiries via the London Borough of Lambeth.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request. The property has a B rating.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



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