



TO LET

Arches at Westminster Bridge Road,
Waterloo,
SE1 7LH,



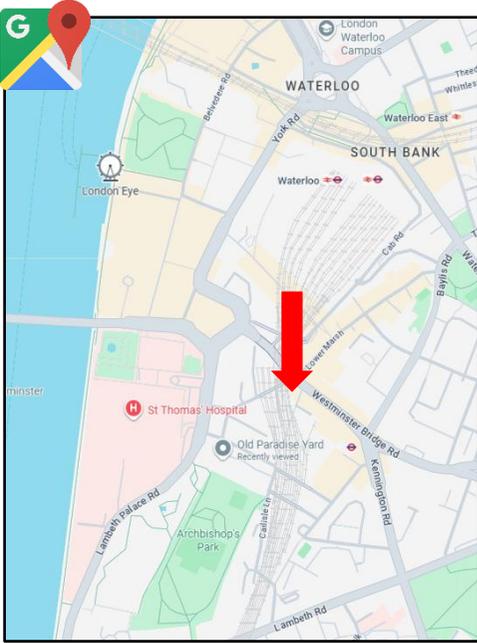
Industrial Opportunity

10,091 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Westminster Bridge Rd, Battersea, SE1 7LH



Description

The units are of lined arch spaces, with some benefitting from a private yard space of C.3,500 sq ft. 5,010 sq ft of arch space is accessed directly from the private yard, with the remaining 5,081 sq ft of arch space accessed via roller shutters directly from Carlisle Lane

Internal amenities include:

- Three-phase power
- Water & Waste
- Electric Roller Shutters
- WC provisions

Terms

These units are available on a new lease directly from the landlord on terms to be agreed. Offers are invited to be submitted to Fabian or Jonathan at Grant Mills Wood.

Location

The units are located on the Westminster Bridge Road, A302 intersection with Carlisle Lane. The yard fronts Westminster Bridge Road which presents a fantastic signage opportunity onto approximately 14,500 daily passing vehicles.

Waterloo Station is a short walk away which allows for easy public transport links across Central and Greater London. Vehicle travel times are 20 minutes to the West End and 22 minutes to the City of London

Use

We understand that the arches are suitable for E(g)(iii) & B8 uses. Interested parties are advised to make their own enquiries.

Floor Area (GIA)

Unit	Sq ft	(m ²)
Arches	10,091	937.5
Yard	C.3,500	C.325.2

EPC

An EPC is available upon request.

Rates

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

Legal Costs

Each party is to bear their own legal costs.

Plans

Plans are available [here](#).



Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532

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