



186
**HERCULES
ROAD**

LONDON SE1 7LD /// soft.hook.toward

TO LET
2,370 SQ FT
INDUSTRIAL, STORAGE
& DISTRIBUTION UNIT

SPACE TO THRIVE @

186 **HERCULES ROAD**

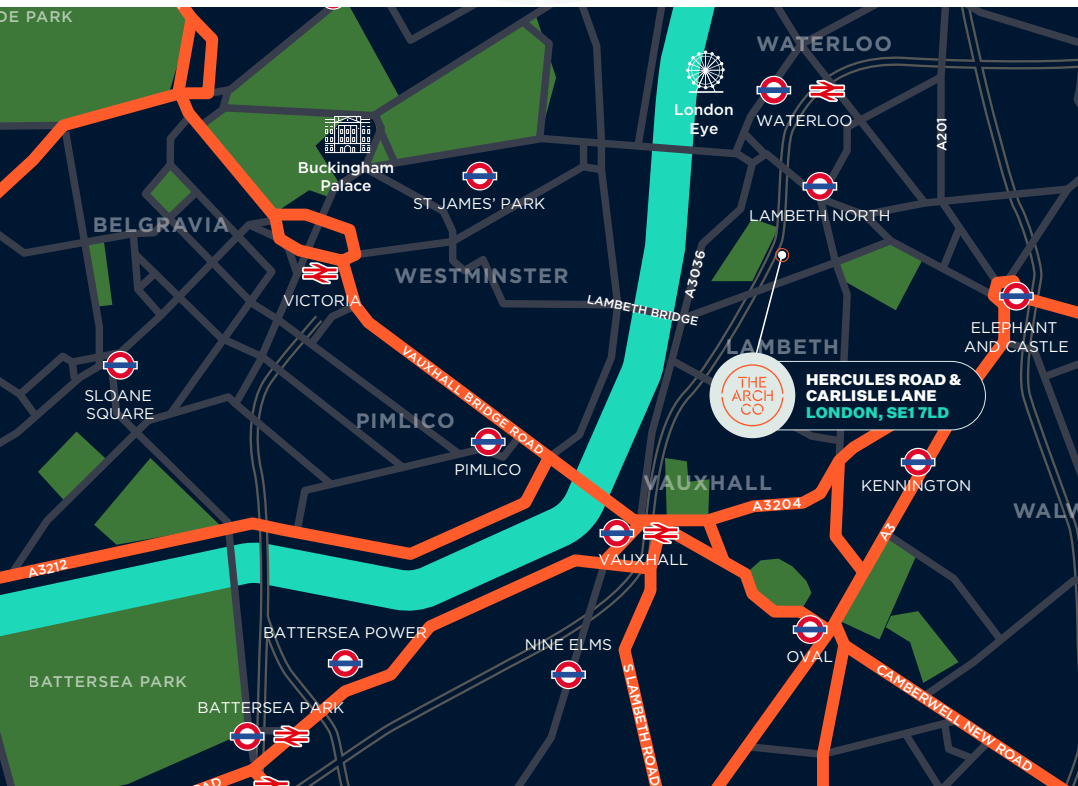
AN OPPORTUNITY TO LET
A 2,370 SQ FT UNIT IDEALLY
LOCATED TO SERVICE
CENTRAL LONDON.

The property has excellent loading facilities leading onto a shared service yard accessed via Carlisle Lane. It would suit industrial, warehouse, storage and distribution occupiers.

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.

There are excellent transport links with Waterloo Station and Lambeth North Underground Station close by.



TRAVEL TIMES

Lambeth North Station



5 mins

Waterloo Station



10 mins

West End



13 mins

City of London



14 mins

FLOOR PLAN



HERCULES ROAD

ACCOMMODATION

	SQ FT	RENT PA
UNIT 186	2,370	£61,680

SPECIFICATION



**Central
London
location**



**Excellent
loading
facilities**



**Fully
refurbished**



**Electric
roller shutter
door**



**3-phase
power
supply**



**WC facility
and water**

COSTS PER ANNUM

Unit 186	
Rent	£61,680
Service charge	£2,040
Insurance	£720
Rates payable	£24,480
Indicative total monthly costs	£7,410

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 for a term of 6 years.

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 February 2026.



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