



E CLASS / B8 UNIT
ARCH 14 MILES STREET,
VAUXHALL, SW8 1SQ
2,490 SQ FT - TO LET

*Property
Video*

THE ARCH CO
TO LET

Grant Mills Wood
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Ref. VXHD1907

Battersea Power Station


Chelsea

American Embassy

Hyde Park


Victoria

West End

 Battersea Power Station

 Victoria

Pimlico

 Nine Elms

BONDWAY YARD VAUXHALL

 Vauxhall





DESCRIPTION

The centrally located unit benefits from both pedestrian and roller shutter access. The unit offers the opportunity to occupy a refurbished, fully lined arch with a brick exterior.

There is parking available, subject to prior agreement. The Arch benefits from a clear height of circa 4.27m. The Arch benefits from 3 phase power, strip lighting, concrete flooring and modern WC facilities.

The arch can be used for a variety of uses including E and B8 uses.



**Prime London location
ideal for last mile
occupiers**



Vauxhall Station Close by



Dual access



Roller shutter doors



Car parking



**Ceiling height
4.27m**

LOCATION

The estate is located within incredibly close proximity to Vauxhall station and benefits from the substantial residential catchment area of Nine Elms and Battersea. The units are just 2 minutes' drive away from Vauxhall Bridge and 5 minutes' drive from Lambeth Bridge, giving occupiers unrivalled access to Westminster and the wider West End catchment areas.

To the south of the River Thames, the surrounding area is an incredibly dense residential conurbation with a number of recent major residential developments coming to completion such as Nine Elms and also a number of student housing schemes within the area.



CONNECTIVITY

Walking Destinations

	Distance	Walk Time
- Vauxhall Station	0.15 miles	3 mins
- Nine Elms Station	0.2 miles	3 mins
- Oval Station	0.5 miles	12 mins
- Stockwell Station	0.8 miles	16 mins

Driving Destinations

	Distance	Drive Time
- Victoria	1.1 miles	7 mins
- Elephant & Castle	1.4 miles	10 mins
- Soho	2.1 miles	16 mins
- City of London	2.3 miles	12 mins



ACCOMMODATION

Commercial units from 2,490 sq ft.

TYPICAL UNIT FLOOR PLAN



Not to scale indicative only



Example fit-out



Example fit-out



TERMS

The property is available by way of a new FRI lease for a term to be agreed.

QUOTING RENT

£23.00 per sq ft exc plus VAT.

BUSINESS RATES

Interested parties are advised to contact the London Borough of Lambeth regarding exact rates payable.

FURTHER INFORMATION

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