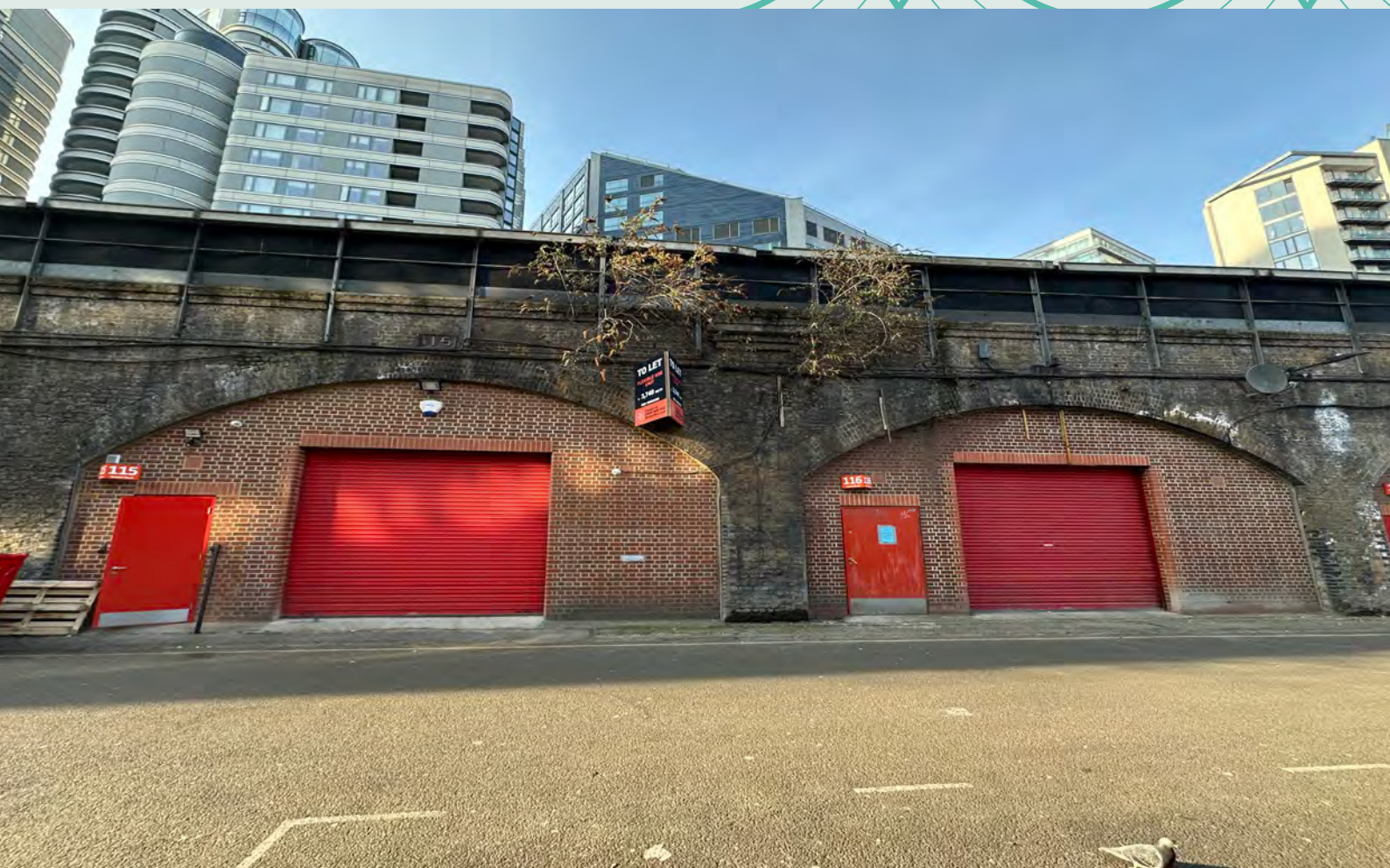


RANDALL ROAD

VAUXHALL
LONDON SE11 5JR

/// spicy.mercy.stays



TO LET

COMMERCIAL UNITS

1,980 up to 8,240 SQ FT

WORK MAKE THRIVE



RANDALL ROAD

These commercial units have been recently refurbished*, and are available immediately.

The units are fully lined*, and feature electric roller shutter doors, providing security. Internally the units benefit from a ceiling height of c.4.5m at the highest point, as well as concrete flooring.

All units feature 3-phase power, WC, LED strip lighting, and allocated water/waste supply. These units have class E & B8 planning, suitable for warehousing, light industrial, office, and storage use.

*this excludes unit 120.

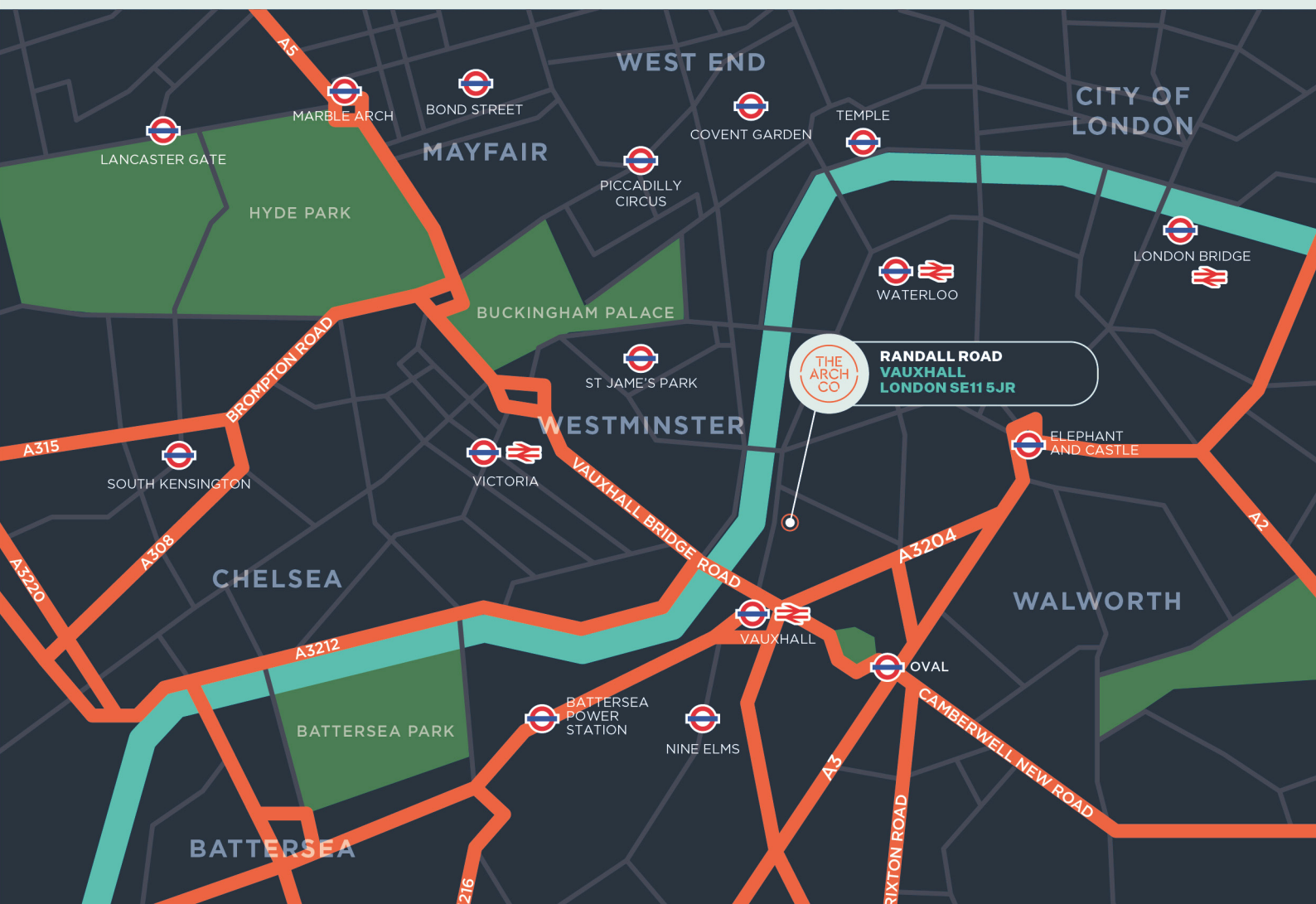


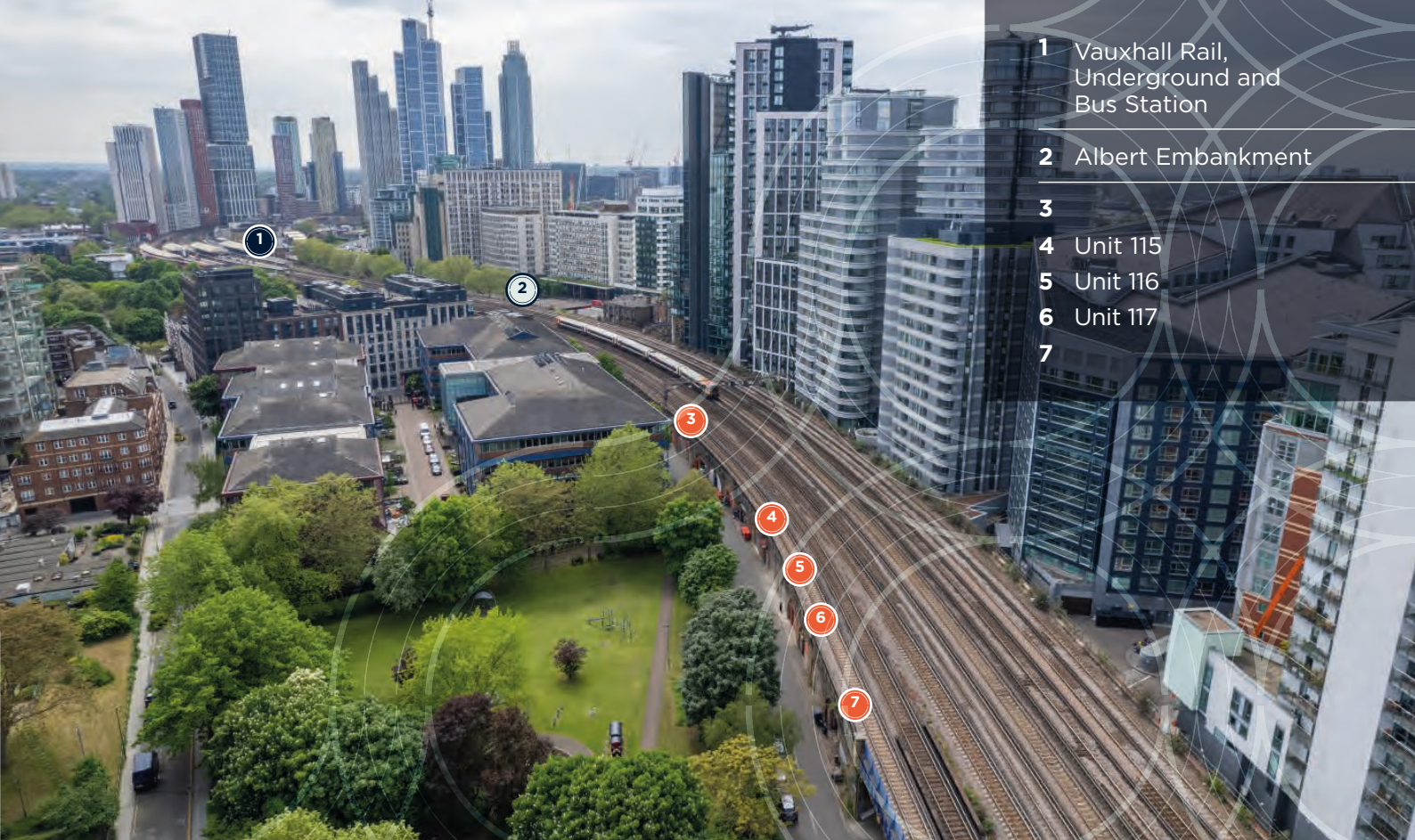


LOCATION

**THESE FLEXIBLE USE UNITS
ARE LOCATED JUST 8
MINUTES' WALK AWAY FROM
VAUXHALL STATION.**

Situated just behind Albert Embankment (A3036), the units benefit from excellent links to the wider South West as well as Central London. The West End is a 16 minute drive away, directly accessed via the A3036. The City of London can be accessed in just over 20 minutes by car.





- 1 Vauxhall Rail, Underground and Bus Station
- 2 Albert Embankment
- 3
- 4 Unit 115
- 5 Unit 116
- 6 Unit 117
- 7

DRIVE TIMES

Vauxhall   3 mins (0.4 mile)

Nine Elms  6 mins (0.9 mile)

Pimlico  7 mins (1 mile)

Westminster  7 mins (1 mile)

Kennington  10 mins (0.9 mile)

West End  16 mins

City of London  22 mins

ACCOMMODATION

UNIT	SQ FT	RENT PA
113	2,520	£48,960
115	2,790	UNDER OFFER
116	2,880	UNDER OFFER
117	2,560	UNDER OFFER
1106A	1,980	£36,480

- Newly refurbished light industrial units.
- Prime location in Vauxhall, a densely populated residential area.
- Just 16 minutes' drive to the West End, and 22 minutes to the City of London.
- WC installed.
- High security electric roller shutters and 24/7 access.

SPECIFICATION



Fully
refurbished units



24/7
access



Electric
roller shutters



Fully
lined



New concrete
slab and screed
floor



3-phase
power supply



On street
loading

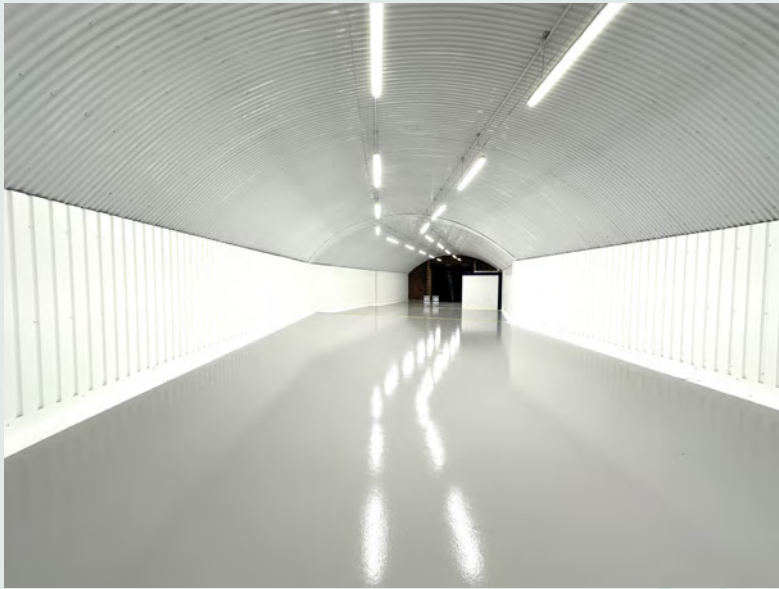


LED
lighting



New WC
facilities





VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

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All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

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 **Grant Mills Wood**
chartered surveyors

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