

TO LET

174, 174a &174b Sail Street,
London, SE11 6NQ

Industrial Opportunity
2,810 sq ft / 261 sq m

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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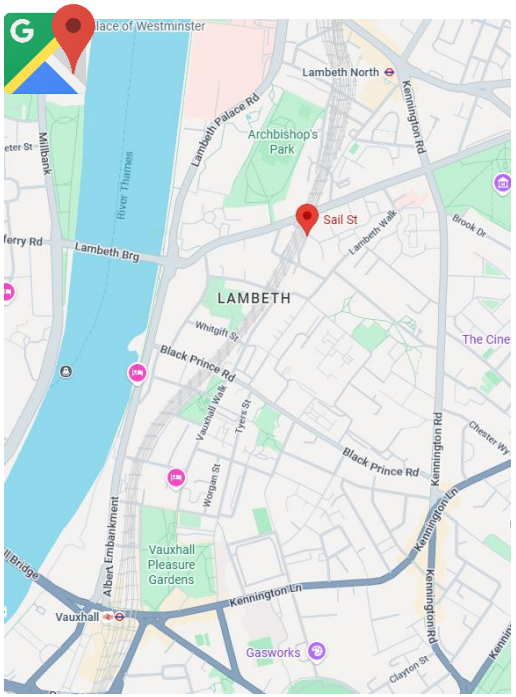

Location

The property is situated on Sail Street in Vauxhall, close to Kennington Lane and Albert Embankment. The location benefits from excellent connectivity, with Waterloo station and Lambeth North underground station both within easy reach, providing swift access to Central London and the wider transport network.

Description

The property comprises a self-contained commercial unit arranged over ground floor level, providing versatile accommodation suitable for a range of occupiers.

The unit benefits from an excellent specification including a height of approximately 4.6m, electric roller shutter loading door, 3–phase power supply, modern LED lighting and WC facilities. The open plan layout offers flexible operational space, whilst the loading provisions and clear internal height make the premises well suited to occupiers requiring efficient storage.

Occupiers will also benefit from 24/7 access, allowing unrestricted trading hours and operational flexibility. The property is available immediately, presenting an opportunity to secure well-located commercial space.

Terms

Available on The Arch Company's Standard Occupation Agreement, typically 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part 11.





Floor Area (GIA)

Unit	Sq ft	(m^2)
Ground Floor	2,810	261
Total	2,810	261

Rents

Quoting £63,240 per annum exc. plus VAT.

EPC

An EPC is available upon request.

Rates

As of April 2026, the rates payable will be £24,480. Interested parties should make their own enquiries.

Legal Costs

Each party is to bear their own legal costs.

Plans

Plans are available upon request

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
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07798 605532

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