

ALBERT EMBANKMENT

VAUXHALL SE1 7TP

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TO LET

FOOD & DRINK, RETAIL,
AND LEISURE UNITS

4,700 - 9,900 SQ FT



★ OPEN 50 METERS

SPACE TO CREATE

CONTACT US 0800 830 840

THE ARCH CO
THEARCHCO.COM

FLEXIBLE USE UNIT TO LET 5,200 SQ FT

VAUXHALL

LOVE & HAPPINESS

SPACE TO THRIVE @

ALBERT EMBANKMENT

**Dynamic spaces in the heart of
Vauxhall, a few minutes walk from the
Underground, Rail and Bus stations.**

Each arch has dual access, one fronting Albert Embankment, and the other opening onto Goding Street and Vauxhall Pleasure Gardens. The front entrance is fully glazed, allowing for plenty of light into the unit.

Each property features 3-phase electricity, gas supply, water and drainage.

These units are flexible use.



1 Vauxhall Rail, Underground & Bus Station

2 Vauxhall Park

3 Vauxhall Pleasure Gardens

4 Goding Street

5 Albert Embankment

6 Unit 61

7 Unit 62

8 Mother Kelly's

9 Bridge Command

10 Pico Bar

11 Nandos

12 Market Place Vauxhall

13 VauxWall West Climbing Centre

14 Slevven Fitness

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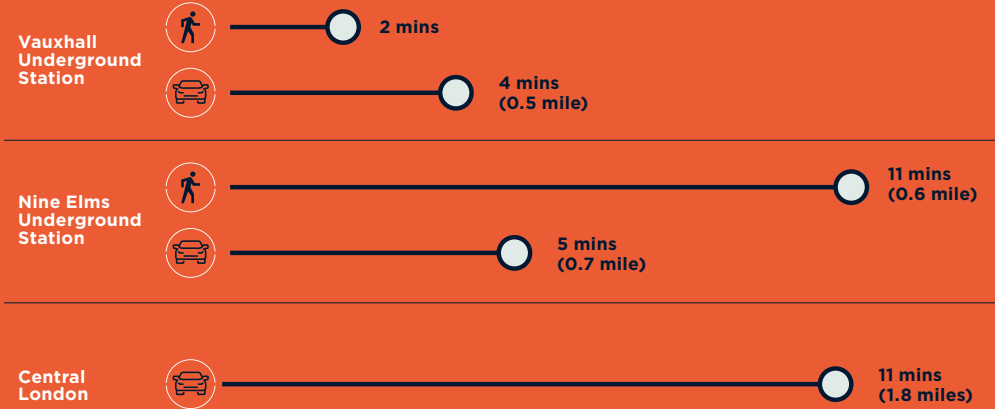
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LOCATION

THE UNITS ARE PROMINENTLY LOCATED DIRECTLY NEXT TO VAUXHALL UNDERGROUND, RAIL AND BUS STATIONS.

The immediate area is residential, with St George's Wharf and Nine Elms developments a few minutes' away from the units. High footfall passes the units daily.

TRAVEL TIMES





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FLEXIBLE USE
RETAIL/LEISURE
UNITS

TO LET 5,200 SQ FT

METRES
"F45 IS THE BEST FITNESS CLASS IN LONDON"
"F45 IS THE BEST CLASS FOR ABS"
GO

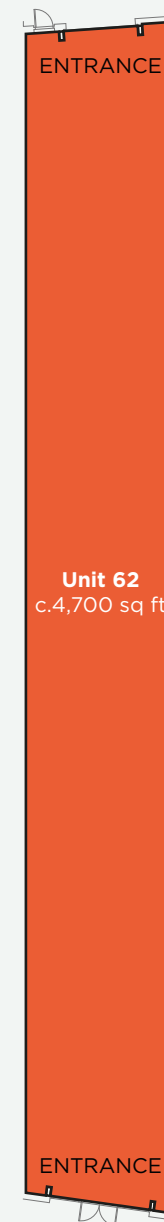


ACCOMMODATION

ARCH	SQ FT	RENT PA
61	5,200	£182,000
62	4,700	£165,000

- Located in a prominent position next to Vauxhall Station.
- Unit 61 is newly refurbished.
- Fully glazed frontages allow for plenty of natural light, and are suitable for branding or window displays.
- Loading is via Goding Street.
- The two units can be interconnected and are available as a 9,900 sq ft unit.
- Neighbouring units have been let to a food hall, events space and a restaurant, which will generate higher footfall past these units.
- Unit 62 has a premises licence until 4am.

GODING STREET



ALBERT EMBANKMENT

SPECIFICATION



Prime location
on Albert Embankment



Electric shutters



3-phase electricity



Water and waste



Glazed frontages



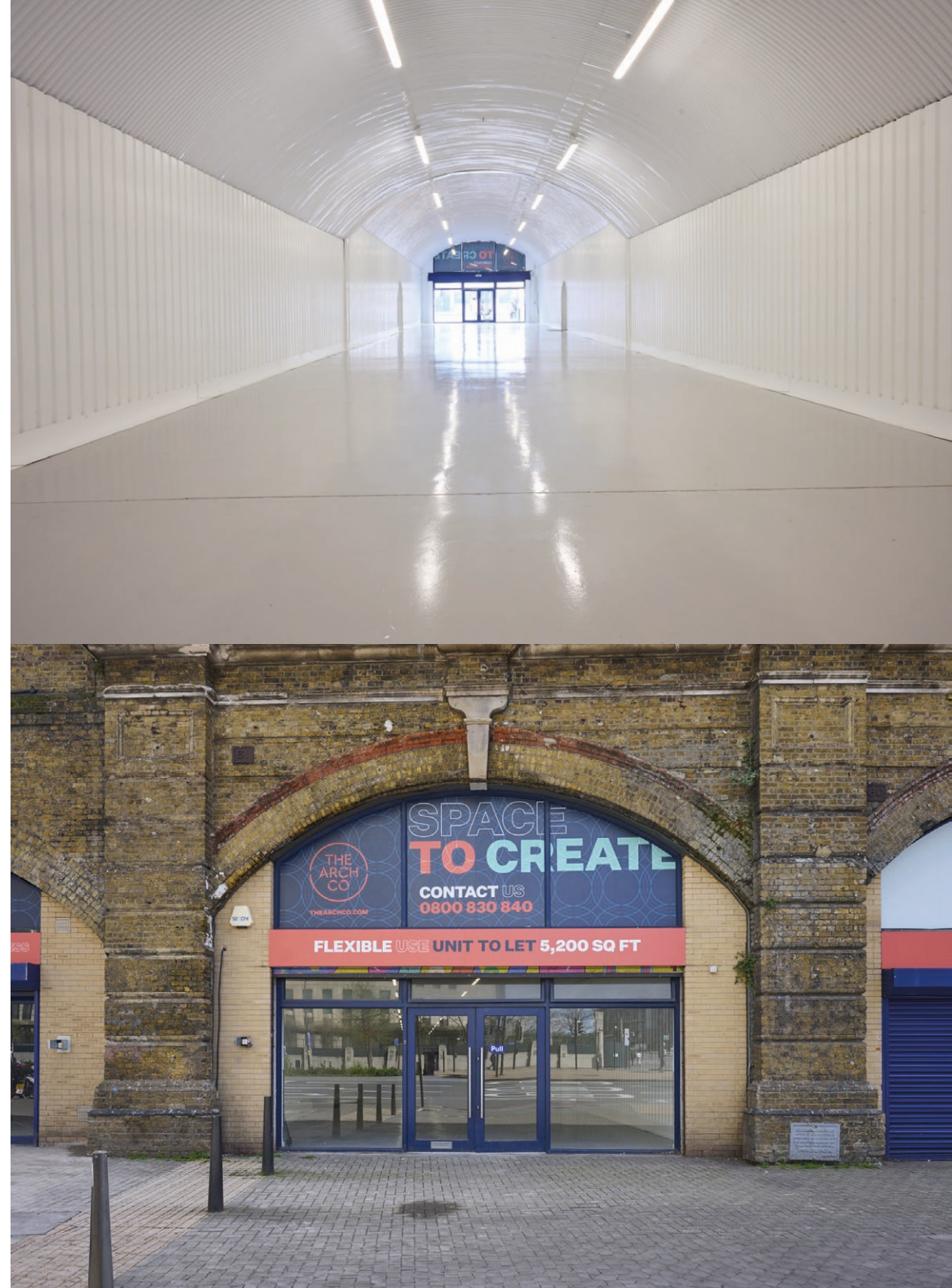
Dual access



Concrete flooring



Extraction routes



COSTS PER ANNUM

Unit	61	62
Rent (pa)	£182,000	£165,000
Service charge (pa)	£0	£202
Insurance (pa)	£1,227	£962
Business Rates (pa)	£43,750	£48,400

Indicative monthly costs:

Unit 61 £18,900

Unit 62 £17,900

All figures quoted are exclusive of VAT which is applicable.

EPC

Available on request.

TERMS

New leases are available directly from the landlord on terms to be agreed.

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

VIEWING & FURTHER INFORMATION

Strictly by appointment via our agents Grant Mills Wood and Colliers.

JONATHAN HAY

+44 (0)7798 605 532

jonathanh@grantmillswood.com

PAUL BUGEJA

+44 (0)7743 415336

paul.bugeja@colliers.com



Colliers

 **Grant Mills Wood**
chartered surveyors

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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

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