



# To Let

## Stockwell Street Deep Level Tube Shelter / Storage Space

- Available by way of assignment or sublease (terms to be agreed)
- Suitable for storage
- Gated external yard
- Zone 2 location

### 2 Studley Road

Stockwell, London, SW4 6RA

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**70,000 sq ft**

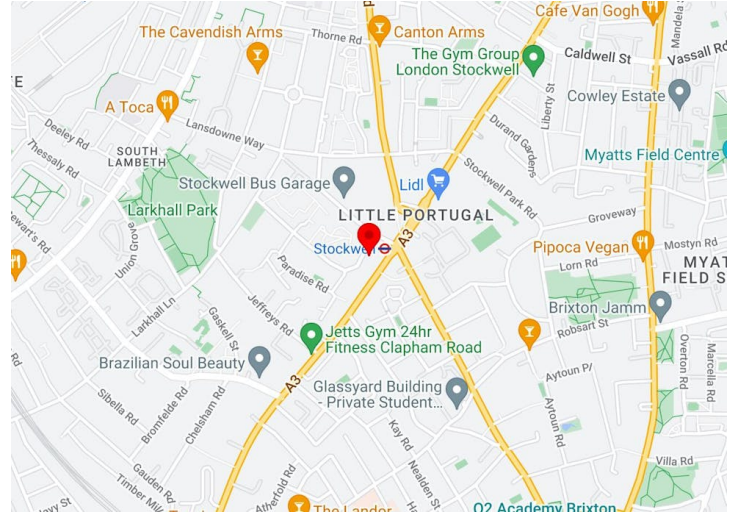
6,503.21 sq m

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Reference: #153505

# 2 Studley Road

Stockwell, London, SW4 6RA



## Summary

Available Size	70,000 sq ft / 6,503.21 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Stockwell Street tube shelter was built in the 1940's and comprises of an upper ground level access point with two long underground tunnels across two levels. At street level, the main access is via the Stockwell 'South' entrance, which is built of solid rendered brickwork construction with a roller shutter door. There is an entrance lobby, lift shaft and stairwell, security office, services cupboards and a toilet facility. Below ground, there are two upper and lower level tunnels running parallel in four interlinked sections with lobby areas. There are eleven separate 'vault' areas from these lobbies on both the upper and lower levels. The tunnels are in steel sections, bolted together with stairwells between the upper and lower levels.

Externally, there is a yard area which could be used for parking or unloading and it is secured with a sliding steel palisade security gate.

## Location

The Stockwell South entrance is in an excellent location, a short 2 minute walk from Stockwell Tube Station (Northern and Victoria lines) and located on Studley Road which runs parallel to the A3 Clapham Road providing easy access to Central and South London.

## Specification

- Mains electric, water supplies (at upper ground level only), ventilation systems and drainage available
- Lift capacity: Max 4 person and 300kg weight limit
- Gated external yard
- Roller shutter door

## Viewings

Please contact the agents below for further information:-

## Terms

Available by way of assignment until 18th October 2034 with a tenant only break option on 19th October 2029 or a sublease (terms to be agreed)

## Approximate Tunnel Measurement

Total accommodation:

Approximately 70,000 sq ft (6,500 sq m)

Approximate tunnel measurement:

Width of tunnel: 3.654 m width (2.6m wide at the narrowest point)

Floor to ceiling height: 2m

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