



NEWPORT
STREET
VAUXHALL

LONDON SE11 6AQ /// keys.cove.chain

TO LET
INDUSTRIAL
UNITS
2,430-3,570 SQ FT

SPACE TO THRIVE @

NEWPORT STREET

NEWPORT STREET IS LOCATED
BETWEEN VAUXHALL AND WATERLOO,
IDEALLY LOCATED TO SERVICE
CENTRAL AND SOUTH LONDON.

Each unit has been refurbished and benefits from full lining, 3-phase power supply, an electric roller shutter door, WC (except unit 154 which has capped services) and water. The units are suitable for a variety of industrial and storage uses including services businesses and last mile delivery.



LOCATION

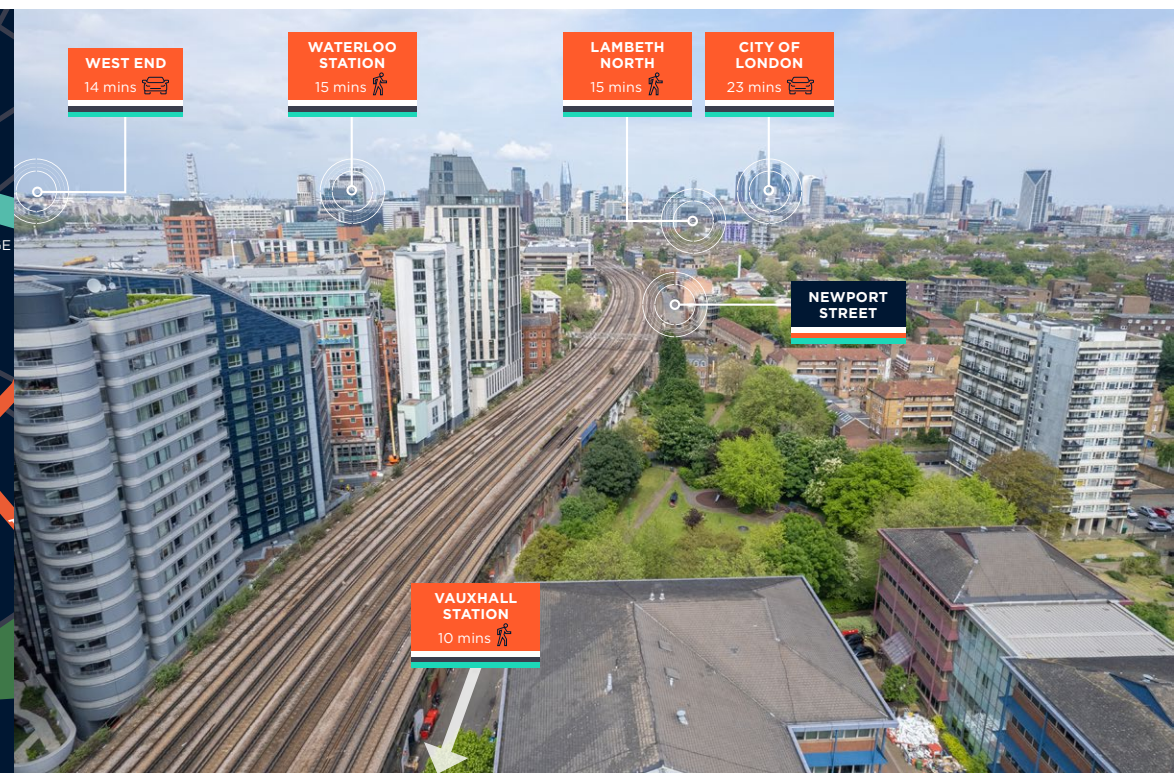
NEWPORT STREET IS LOCATED JUST OFF THE ALBERT EMBANKMENT (A3036) AND BETWEEN VAUXHALL AND WATERLOO.

Central London is easily accessible in just c.15 minutes, as well as the City of London in c.23 minutes by car.

Vauxhall Station, a 10-minute walk away, offers National Rail services to Waterloo and Clapham Junction as well as underground services via the Victoria Line, allowing for easy connections to key destinations within London.

TRAVEL TIMES

Vauxhall Station	 	 10 mins
Waterloo Station	 	 15 mins
Lambeth North Station		 15 mins
West End		 15 mins
City of London		 23 mins










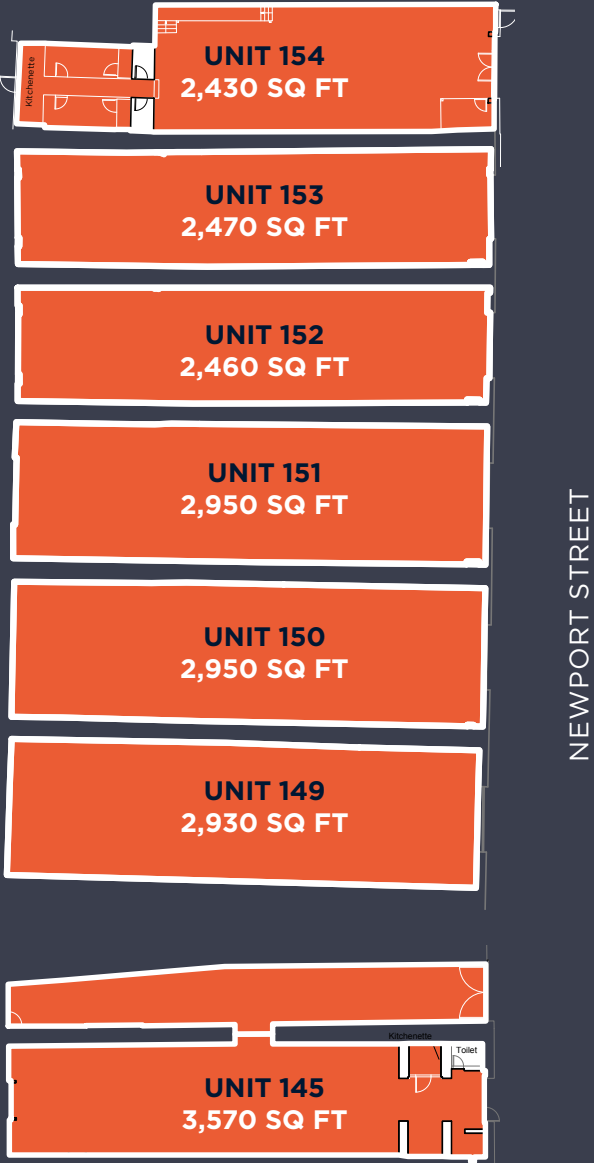
ACCOMMODATION

UNIT	SQ FT	RENT PA
145	3,570	£48,000
149	2,930	£58,000
150	2,950	£58,000
151	2,950	£58,000
152	2,460	£49,000
153	2,470	£49,000
154	2,430	£49,000

SPECIFICATION

	Newly refurbished units		24/7 access
	LED lighting		Electric roller shutters
	3-phase power		WC facilities
	Excellent transport links		

FLOOR PLAN





COSTS PER ANNUM

Unit	145	149	150	151	152	153	154
Rent	£48,000	£58,000	£58,000	£58,000	£49,000	£49,000	£49,000
Insurance	£570	£750	£750	£750	£730	£730	£730
Business rates	£46,750	£28,500	£28,500	£28,500	£29,250	£29,250	£320

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

All units are minimum B rated.

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.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent. Grant Mills Wood

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

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.

Particulars issued June 2025.



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