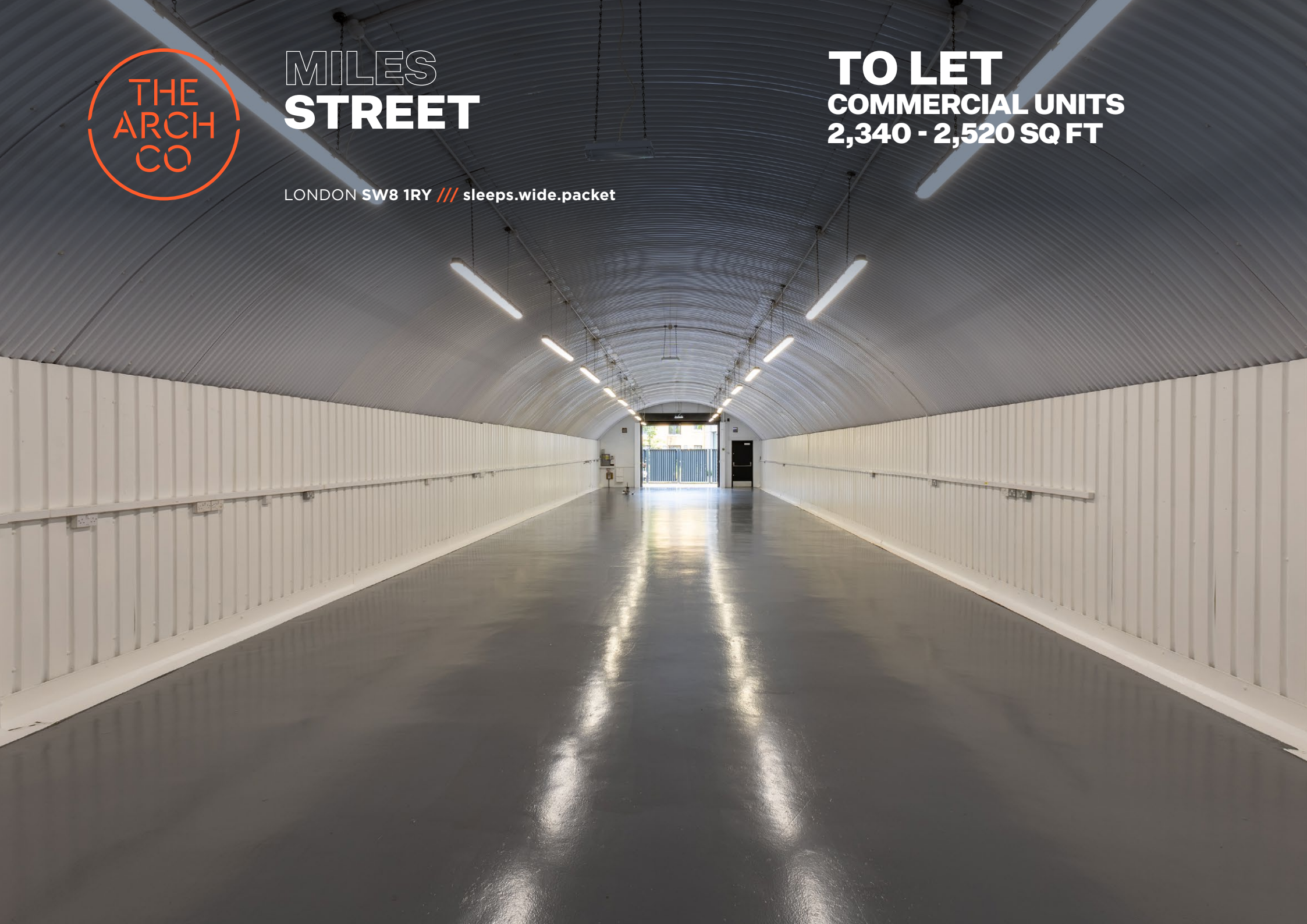




MILES STREET

LONDON SW8 1RY /// sleeps.wide.packet

TO LET
COMMERCIAL UNITS
2,340 - 2,520 SQ FT



SPACE TO CREATE @

**MILES
STREET**

REFURBISHED COMMERCIAL
UNITS OFFERING UNIQUE
SPACE IN A VIBRANT
LOCATION IN VAUXHALL.

The units range between 2,340 - 2,520 sq ft and benefit from both pedestrian and roller shutter access, full lining and a well-presented brick exterior.

The units have a crown height of between 3.8-4m offering good height, and come equipped with 3-phase power, strip lighting, and modern WC facilities.

The units are flexible and suitable for a variety of occupiers from storage to leisure uses.



Unit 28















LOCATION

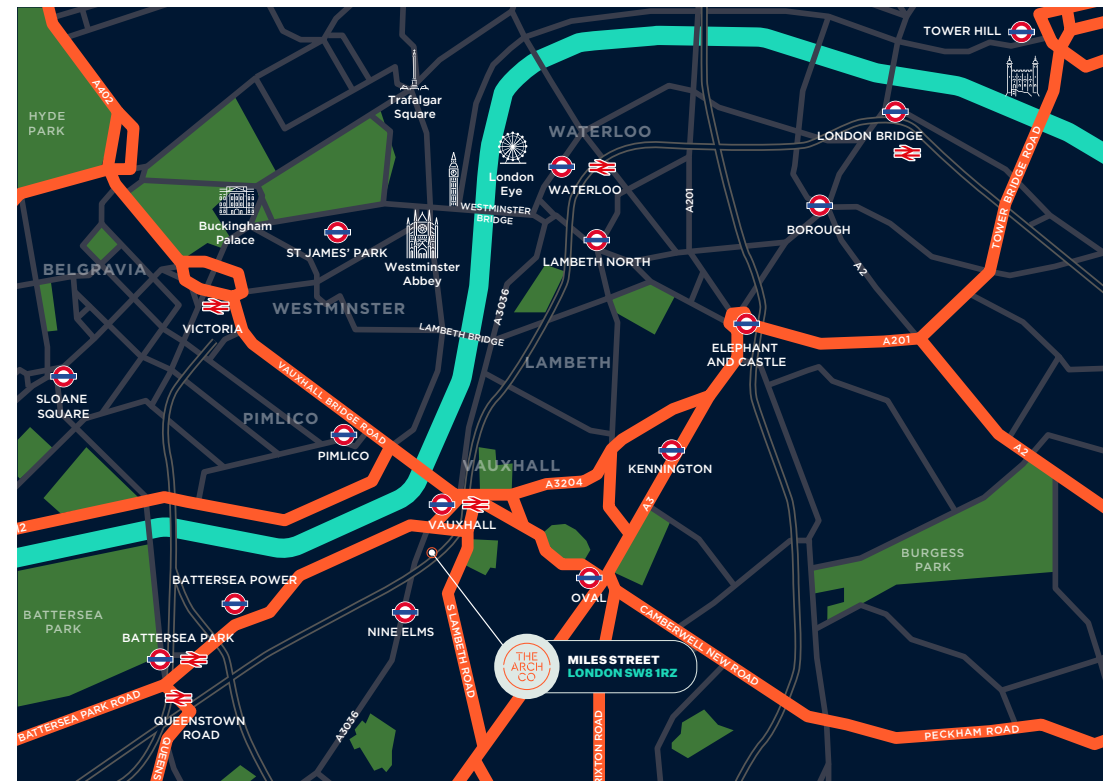
THESE UNITS ARE LOCATED ON MILES STREET, VAUXHALL, IN A VIBRANT LOCATION JUST OFF WANDSWORTH ROAD.

The location provides excellent transport links with both Nine Elms (underground station) and Vauxhall (underground, overground and bus) within a 5 minutes' walk. Nearby Vauxhall and Waterloo bridges provide easy access into the City of London in 24 minutes, and the West End in 18 minutes. Miles Street sits outside of the Congestion Zone.

Vauxhall has seen major development in recent years, with new student and private accommodation around Vauxhall Station and Nine Elms, along with the iconic Battersea Power Station development. The location provides an opportunity for customers to locate themselves in one of the most up and coming destinations in London.

TRAVEL TIMES

Vauxhall Station	 	 5 mins (0.3 mile)
Nine Elms Station		 6 mins (0.3 mile)
Victoria Station		 8 mins total (1.3 miles) 5 mins walk to Vauxhall, 3 mins tube
Waterloo Station	 	 10 mins (1.7 miles)
West End		 18 mins (2.5 miles)
City of London		 24 mins (3.1 miles)



ACCOMMODATION

ARCH	SQ FT	RENT PA
27	2,520	£48,960
28	2,340	£46,680
29	2,400	£48,000
30	2,450	£48,960

- Newly refurbished commercial units.
- Flexible use units, providing opportunity for a variety of businesses to thrive.
- Great location in Vauxhall, at the heart of a residential area and mix of exciting leisure occupiers, and just 5 minutes' walk from Vauxhall Station.
- Parking available within the forecourt areas (subject to prior agreement).
- Located outside of the congestion zone.

SPECIFICATION



**Refurbished
units**



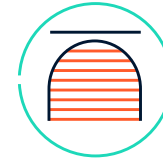
**Fully
lined**



**3-phase
electrical
supply**



**Modern
WCs**



**Electric roller
shutter
loading/
entrance doors**



**Vibrant
location**



**Excellent
transport
links**

Unit 7 - Amber Rose Dance Academy

Unit 9 - Fresh Meat Korean BBQ

Unit 10 - Cocomart Oriental Supermarket

Unit 13 - K Pop Dance Academy

Unit 15 & 16 - Crossfit Vauxhall

Unit 17 Sensas London - Immersive Sensory Experience

Unit 21 - Sakurado Japanese Patisserie

Unit 24 - Hybrid Flowers

Available Unavailable Under offer





COSTS PER ANNUM

	Unit 27	Unit 28	Unit 29	Unit 30
Rent	£48,960	£46,680	£48,000	£48,960
Service charge	£1,800	£1,770	£1,780	£1,780
Insurance	£730	£610	£640	£650
Business rates payable	£31,500	£30,750	£31,500	£31,500
Indicative monthly costs	£4,290	£6,740	£6,910	£7,010

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

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

Strictly by appointment via our enquiries team.

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 April 2025.



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