



RANDALL ROAD VAUXHALL

LONDON SE11 5JR /// buns.remain.gladiators

TO LET
COMMERCIAL UNITS
1,860-2,880 SQ FT



SPACE TO THRIVE @

RANDALL ROAD

THESE COMMERCIAL UNITS HAVE BEEN RECENTLY REFURBISHED, AND ARE LOCATED ON AN INDUSTRIAL RUN JUST 16 MINUTES' DRIVE FROM THE WEST END.

The units are fully lined, and feature electric roller shutter doors, providing security. Internally the units benefit from a ceiling height of c.4.5m at the highest point, as well as concrete flooring.

All units feature 3-phase power, WC, LED strip lighting, and allocated water/waste supply. These units have class E & B8 planning, suitable for warehousing, light industrial, office, and storage use.



Unit 115

LOCATION

THESE FLEXIBLE USE UNITS ARE LOCATED JUST 8 MINUTES' WALK AWAY FROM VAUXHALL STATION.

Situated just behind Albert Embankment (A3036), the units benefit from excellent links to the wider South West as well as Central London. The West End is a 16 minute drive away, directly accessed via the A3036. The City of London can be accessed in just over 20 minutes by car.

TRAVEL TIMES

Vauxhall	 	 3 mins (0.4 mile)
Nine Elms		 6 mins (0.9 mile)
Pimlico		 7 mins (1 mile)
Westminster		 7 mins (1 mile)
Kennington		 10 mins (0.9 mile)
West End		 16 mins
City of London		 22 mins





1 Vauxhall Rail, Underground and Bus Station

2 Albert Embankment

3 Unit 106a

4 Unit 111

5 Unit 116

ACCOMMODATION

UNIT	SQ FT	RENT PA
106a	1,860	£36,500
111	2,620	£46,000
115	UNDER OFFER	
116	2,880	£49,500
117	UNDER OFFER	

SPECIFICATION



Refurbished
units



24/7
access



Electric
roller shutters



Fully
lined



Concrete slab
and screed
floor



3-phase
power

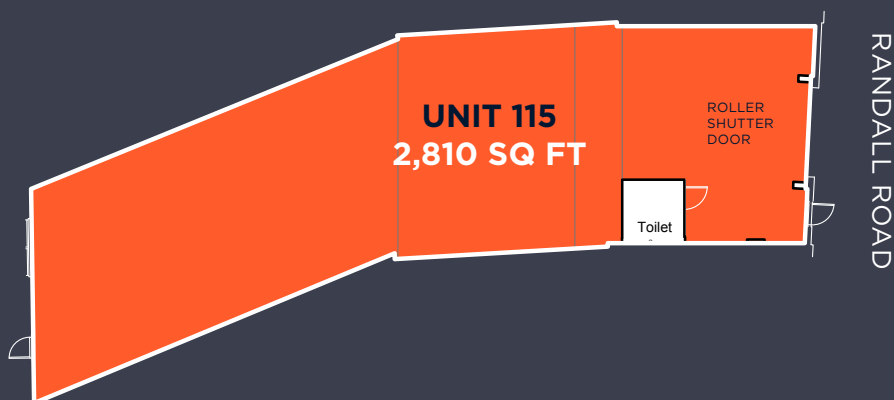


WC
facilities



LED
lighting

FLOOR PLAN





COSTS PER ANNUM

Unit	Rent	Insurance Rates	Rates payable (est.)
106a	£36,500	£530	£21,000
111	£46,000	£750	£29,000
115	UNDER OFFER		
116	£49,500	£810	£28,500
117	UNDER OFFER		

Indicative monthly costs:

Unit 106a **£4,840**

Unit 111 **£6,310**

Unit 116 **£6,570**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B rating.

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 or to arrange a viewing please contact:

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com



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 March 2025.