

204A **VIRGIL STREET**

LONDON SE1 7EF

/// laser.driver.hungry

TO LET
3,300 SQ FT
LIGHT INDUSTRIAL
OR STORAGE UNIT



SPACE TO THRIVE @

204A VIRGIL STREET

The property consists of a fully refurbished light industrial or storage unit in Waterloo.

The refurbishment includes new lining and entrance doors, WC block and a painted floor slab.

Other new installations include a 3-phase power supply and LED lighting.



THE ARCH CO
VIRGIL STREET
LONDON, SE1 7EF

LOCATION

A PRIME STORAGE LOCATION ON SOUTH BANK.

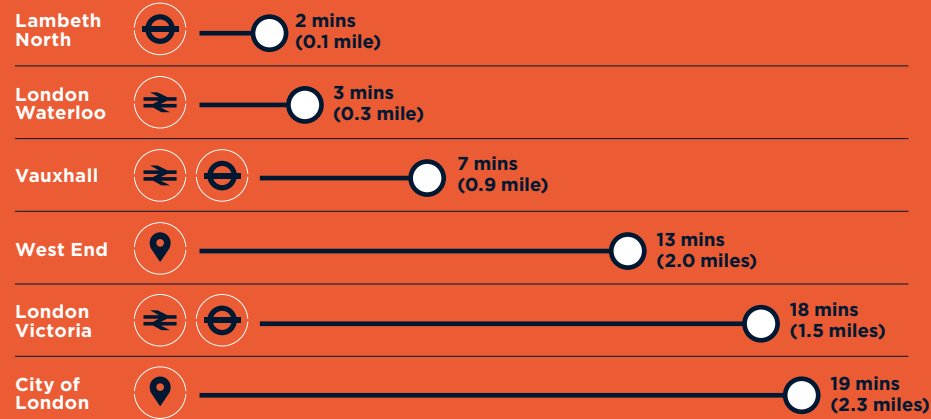
The unit is superbly located within close proximity to Lambeth North and London Waterloo.

It is also just 3 miles away from Westminster Bridge, giving occupiers easy access to the West End in just 13 minutes and the City of London in 19 minutes by car.



**LOCATED IN THE
5TH MOST DENSELY
POPULATED LOCAL
AUTHORITY IN THE UK**

TRAVEL TIMES



SPECIFICATION



**24/7
access**



**Fully
refurbished**



**3-phase
power**



**WC
facilities**



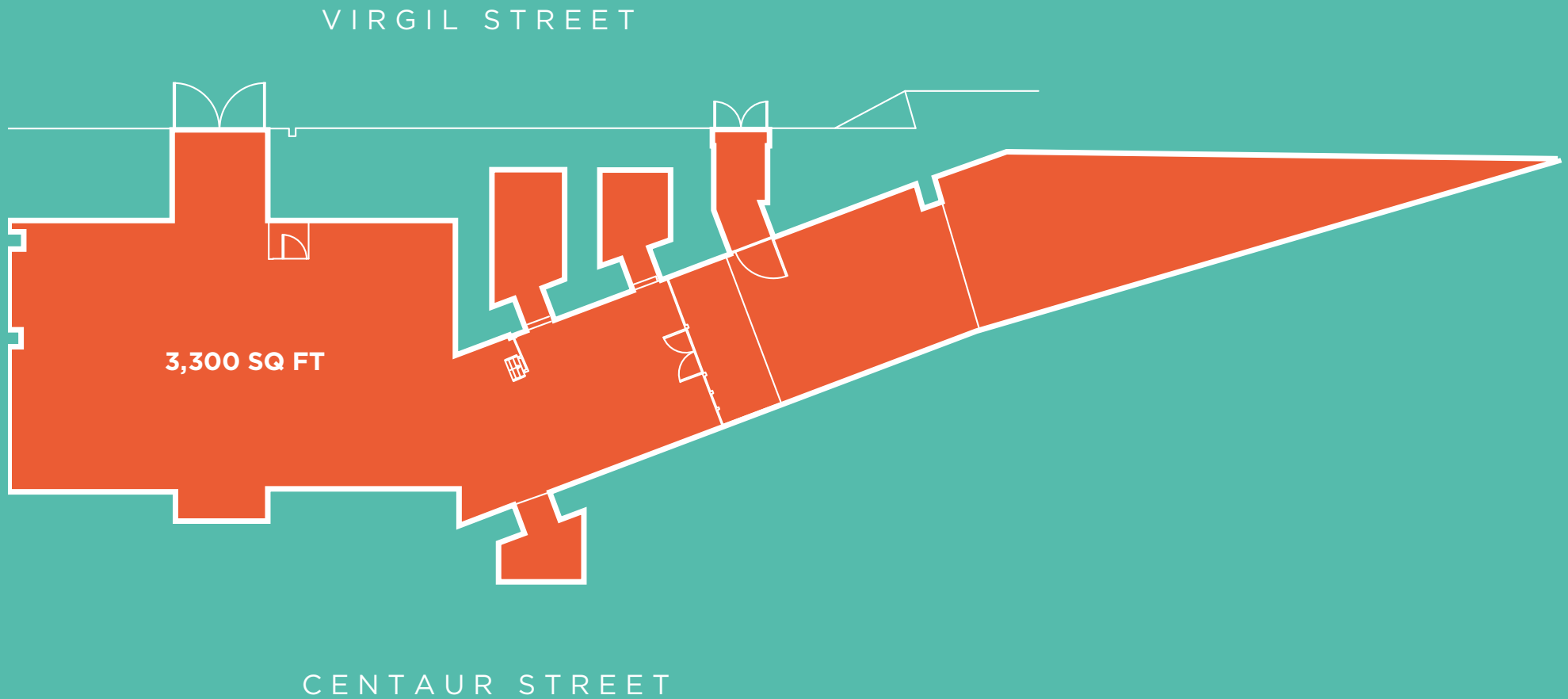
**Water
and drainage**



**Great
location**

ACCOMMODATION

UNIT	SQ FT	RENT PA
204A	3,300	£66,000



COSTS PER ANNUM

	204A
Rent	£66,000
Service Charge	£0
Insurance	£620
Business Rates	£4,500
Indicative total monthly costs	£5,900

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

An EPC has been commissioned and will be available shortly.

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 January 2025.



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