



171-172
SAIL STREET

LONDON SE11 6NQ /// fall.glitz.starts

TO LET
5,100 SQ FT DISTRIBUTION
AND TRADE UNIT, WITH A
SELF-CONTAINED YARD

SPACE TO THRIVE @

171-172
SAIL STREET

A RARELY AVAILABLE 5,100 SQ FT
UNIT LOCATED WITHIN 15 MINUTES
OF CENTRAL LONDON.

Fronting onto Sail Street, the property consists of 2 inter-connecting arches. It benefits from direct loading facilities onto a private 2,000 sq ft rear yard area with secure gates, accessed from Lambeth Road.

The specification and location is ideal for storage and distribution, industrial, warehouse and trade occupiers, with occupiers like Pimlico Plumbers, Screwfix, & CEF choosing to operate from this location.

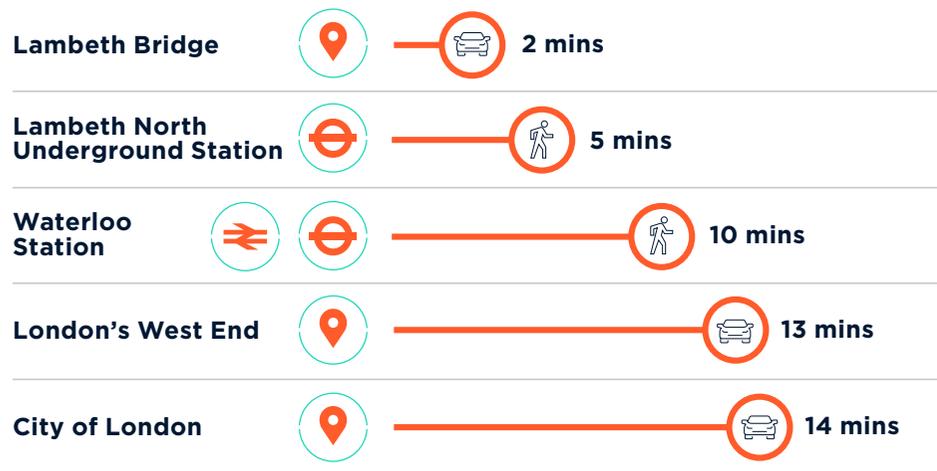
LOCATION

THE UNIT IS IDEALLY LOCATED TO SERVICE CENTRAL LONDON WITH BLACKFRIARS, WESTMINSTER AND LAMBETH BRIDGES ALL CLOSE BY.

The West End of London and The City of London can both be reached within 15 minutes.

Lambeth North Underground Station (Bakerloo Line) is a 5 minute walk away and Waterloo Station (Overground, Underground) a 10 minute walk away.

TRAVEL TIMES



ACCOMMODATION

UNIT	SQ FT	RENT PA
171-172	5,100	£142,800
YARD	2,000	

SPECIFICATION

A grid of six icons, each in a teal circle, representing unit specifications. The icons are: a location pin (Central London location), a trolley (Excellent loading facilities), a hand using a tool (Fully refurbished), a roller shutter door (Electric roller shutter doors), a sine wave (3-phase power), and a person in a WC (WC and water).

Central London location	Excellent loading facilities
Fully refurbished	Electric roller shutter doors
3-phase power	WC and water



**171-172 SAIL STREET
LONDON, SE11 6NQ**

SCREWFIX

CITY ELECTRICAL FACTORS LTD

PIMLICO PLUMBERS

COSTS PER ANNUM

Unit 171-172	
Rent	£142,800
Service charge	£0
Insurance	£1,560
Rates payable	Check with the VOA
Indicative monthly costs	£12,030

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Targeting a minimum B rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 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

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 February 2026.



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