



186
**HERCULES
ROAD**

LONDON SE1 7LD /// soft.hook.toward

TO LET
2,370 SQ FT
INDUSTRIAL, STORAGE
& DISTRIBUTION UNIT

SPACE TO THRIVE @

186 **HERCULES ROAD**

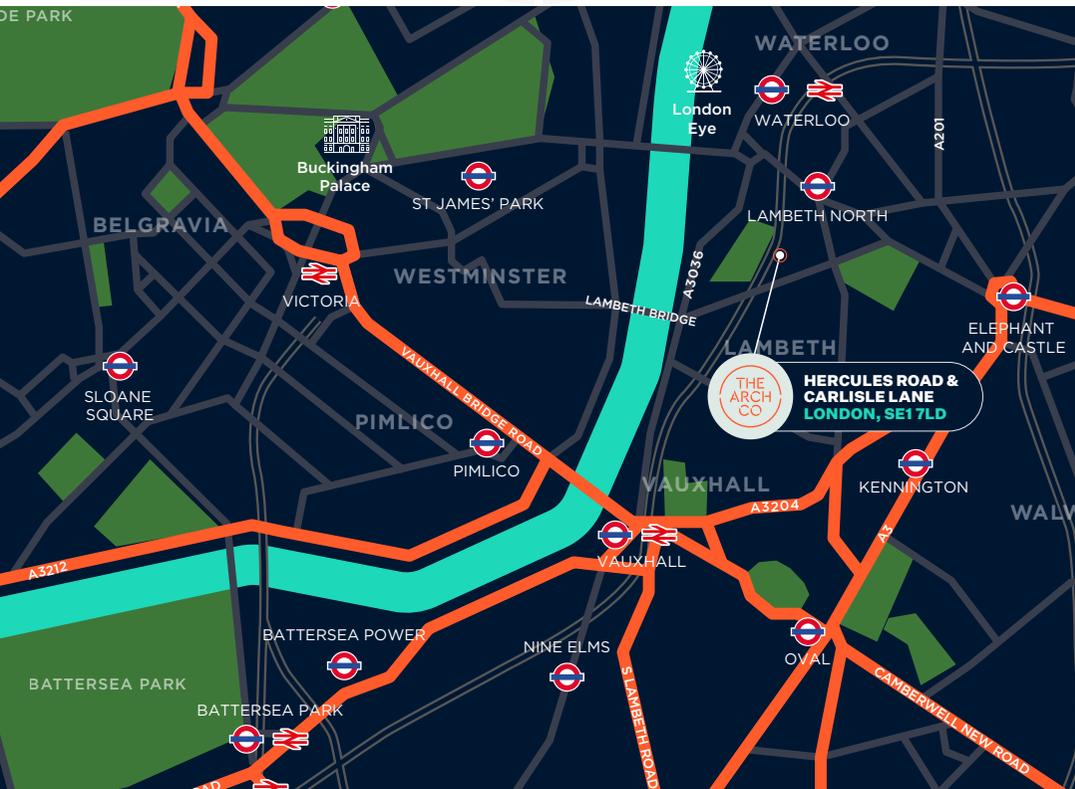
AN OPPORTUNITY TO LET
A 2,370 SQ FT UNIT IDEALLY
LOCATED TO SERVICE
CENTRAL LONDON.

The property has excellent loading facilities leading onto a shared service yard accessed via Carlisle Lane. It would suit industrial, warehouse, storage and distribution occupiers.

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.

There are excellent transport links with Waterloo Station and Lambeth North Underground Station close by.



TRAVEL TIMES

Lambeth North Station



5 mins

Waterloo Station



10 mins

West End



13 mins

City of London



14 mins

FLOOR PLAN



HERCULES ROAD

ACCOMMODATION

	SQ FT	RENT PA
UNIT 186	2,370	£61,680

SPECIFICATION



**Central
London
location**



**Excellent
loading
facilities**



**Fully
refurbished**



**Electric
roller shutter
door**



**3-phase
power
supply**



**WC facility
and water**

COSTS PER ANNUM

Unit 186	
Rent	£61,680
Service charge	£2,040
Insurance	£720
Rates payable	£24,480
Indicative total monthly costs	£7,410

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 for a term of 6 years.

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 February 2026.



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