



178  
**LAMBETH  
ROAD**

WATERLOO, LONDON SE1 7JY /// [oval.energy.deal](https://oval.energy.deal)

**TO LET**  
**2,450 SQ FT**  
**COMMERCIAL UNIT**

# SPACE TO THRIVE @

178  
**LAMBETH ROAD**

A FULLY REFURBISHED UNIT  
FRONTING ONTO LAMBETH ROAD.

Located just over 10 minutes away from Central London, the unit offers easy distribution access, as well as an excellent advertising opportunity for industrial, storage & distribution businesses.

There are excellent loading facilities, with an electric roller shutter door leading directly onto an off-road service area in front of the unit, along with parking for 2-3 vans.

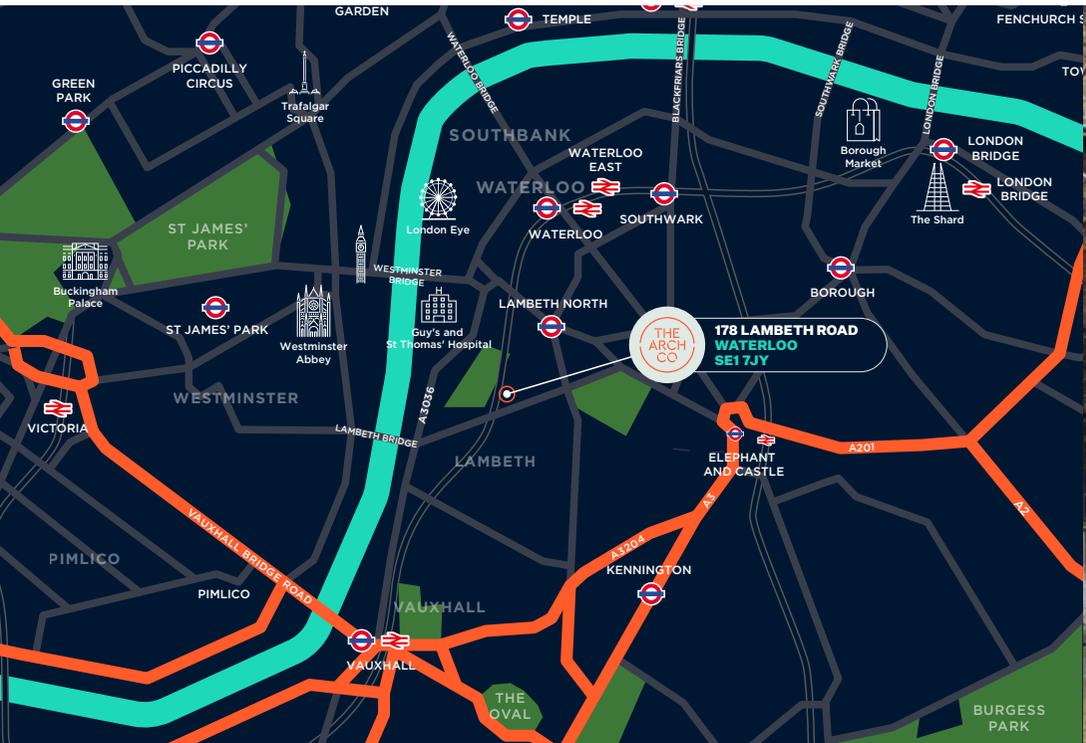
# LOCATION

THE UNIT IS LOCATED ON LAMBETH ROAD, 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 less than 15 minutes.

# TRAVEL TIMES

Lambeth Bridge		2 mins
Lambeth North Underground Station		5 mins
Waterloo Station		10 mins
West End of London		13 mins
City of London		14 mins



# ACCOMMODATION

ARCH	SQ FT	RENT PA
178	2,450	£61,320



# SPECIFICATION



**Central London**  
Location



**Excellent loading**  
facilities



**Fully**  
refurbished



**Electric**  
roller  
shutter door



**3-phase**  
power supply



**WC**  
facilities



**Water/**  
drainage

## COSTS PER ANNUM

Rent (pa)	£61,320
Service Charge	£0
Insurance	£840
Business rates (value)	£26,640
<b>Indicative total monthly costs</b>	<b>£7,400</b>

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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