



THE ARCH CO

TO LET

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COMMERCIAL UNITS BONDWAY YARD VAUXHALL SW8 1SQ

FROM 2,500 TO 9,826 SQ FT TO LET

Battersea Power Station


Chelsea

American Embassy

Hyde Park

Victoria


West End

 Battersea Power Station

 Victoria

Pimlico

BONDWAY YARD VAUXHALL

 Nine Elms

 Vauxhall





DESCRIPTION

The centrally located units benefit from both pedestrian and roller shutter access. The spaces can be taken as a whole or split into circa 2,500 sq ft units, each with their own roller shutter and car parking spaces. The Bondway Yard units offer the opportunity to occupy a set of refurbished, fully lined units, all of which with a brick exterior.

There is parking available within the forecourt areas, subject to prior agreement. All units on the estate benefit from a clear height between 3.75 to 3.85m and come equipped with 3 phase power, strip lighting, concrete flooring and modern WC facilities.

The units can be used for a variety of uses but in the main, the units fall within the industrial use class. The space offers occupiers with a variety of use potential from last mile logistics, dark stores, storage and commercial kitchens to offices & retail showrooms.



**Prime London location
ideal for last mile
occupiers**



Forecourt areas



Dual access



Roller shutter doors



Car parking

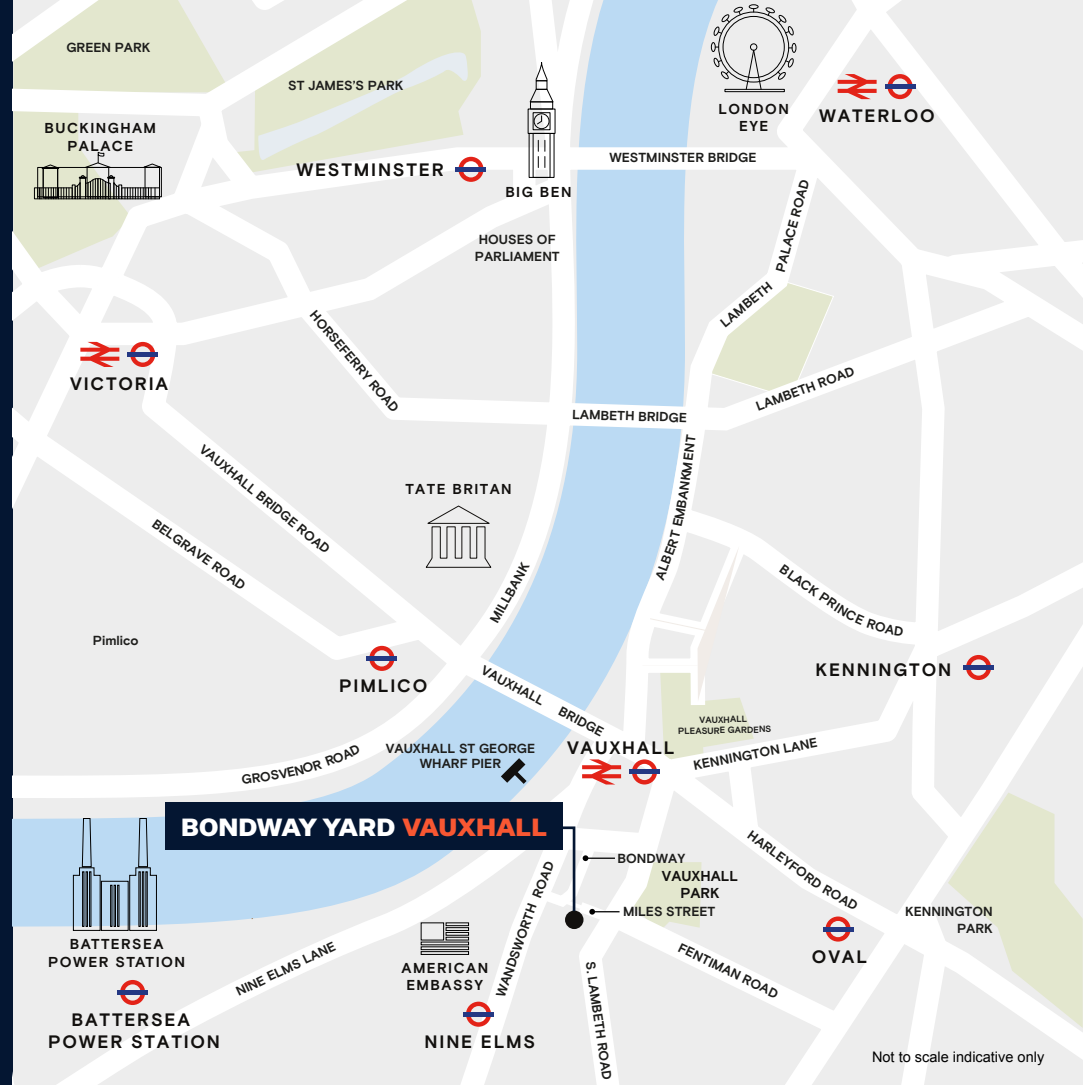


**Ceiling heights between
3.75m - 3.85m**

LOCATION

The estate is located within incredibly close proximity to Vauxhall station and benefits from the substantial residential catchment area of Nine Elms and Battersea. The units are just 2 minutes' drive away from Vauxhall Bridge and 5 minutes' drive from Lambeth Bridge, giving occupiers unrivalled access to Westminster and the wider West End catchment areas.

To the south of the River Thames, the surrounding area is an incredibly dense residential conurbation with a number of recent major residential developments coming to completion such as Nine Elms and also a number of student housing schemes within the area.



CONNECTIVITY

Walking Destinations

	Distance	Walk Time
- Vauxhall Station	0.15 miles	3 mins
- Nine Elms Station	0.2 miles	3 mins
- Oval Station	0.5 miles	12 mins
- Stockwell Station	0.8 miles	16 mins

Driving Destinations

	Distance	Drive Time
- Victoria	1.1 miles	7 mins
- Elephant & Castle	1.4 miles	10 mins
- Soho	2.1 miles	16 mins
- City of London	2.3 miles	12 mins



ACCOMMODATION

Commercial units from 2,500 to 9,826 sq ft.

TYPICAL UNIT FLOOR PLAN



Not to scale indicative only



Arch 17 example fit-out



Arch 12 example fit-out



TERMS

The property is available by way of a new FRI lease for a term to be agreed.

QUOTING RENT

Available upon request.

BUSINESS RATES

Interested parties are advised to contact the London Borough of Lambeth regarding exact rates payable.

FURTHER INFORMATION

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