

Arch 17
Miles Street
Vauxhall
London
SW8 1RZ



TO LET – Sui Generis or B1(c), B2 or B8 Opportunity (STP)
2,516 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The arch is strategically positioned on Miles Street and is located a 5-minute walk away from Vauxhall Station which has National Rail links straight into London Waterloo and also the Victoria London Underground line. There are good bus links that lead to and from the city. The area has seen extensive and ongoing regeneration with various developments being completed as part of the wider Nine Elms regeneration area. The new Sainsbury's supermarket has now opened on the opposite side of Wandsworth Road.

Description

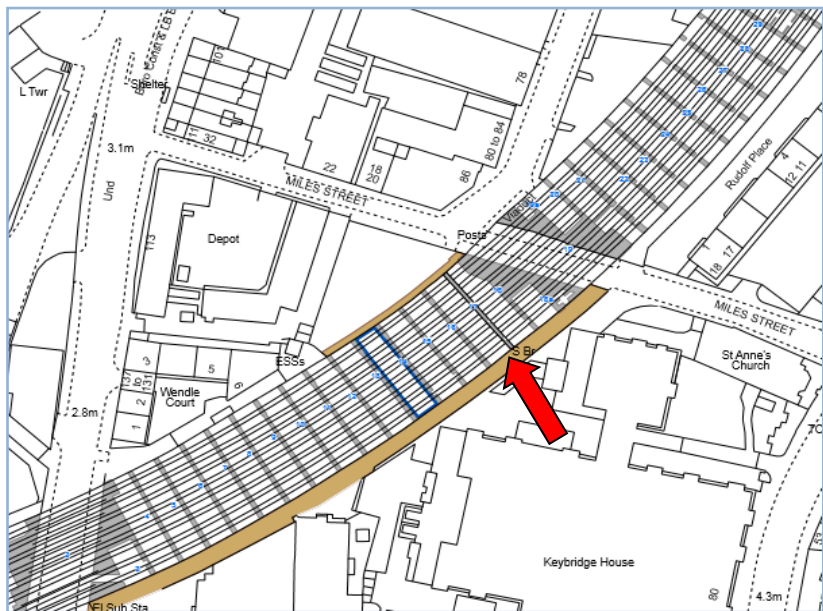
This arch opportunity would suit Sui Generis uses or B1, B2(C) and B8 Class Uses subject to planning. The Arch has electricity and water, a roller shutter door, lighting and W/C provisions.

Terms

The arch is available on a new lease directly from the landlord for a term of 3 years contracted outside the act. Rent in excess of £28 psf exclusive, plus VAT. Subject to vacant possession and contract.

EPC

An EPC has been requested and will be available following vacant possession. Please contact the agent for further details.



Indicative plan

Floor Areas (approx)

	Sq ft	(m ²)
Ground Floor	2,516	233.74
Total	2,516	233.74

Rates

We understand the rateable value for the arches to be £39,250 (LA Ref: 08840201700007). The rates payable for 2018/19 equate to £14,915. Interested parties are advised to make their own enquires via the London Borough of Lambeth.

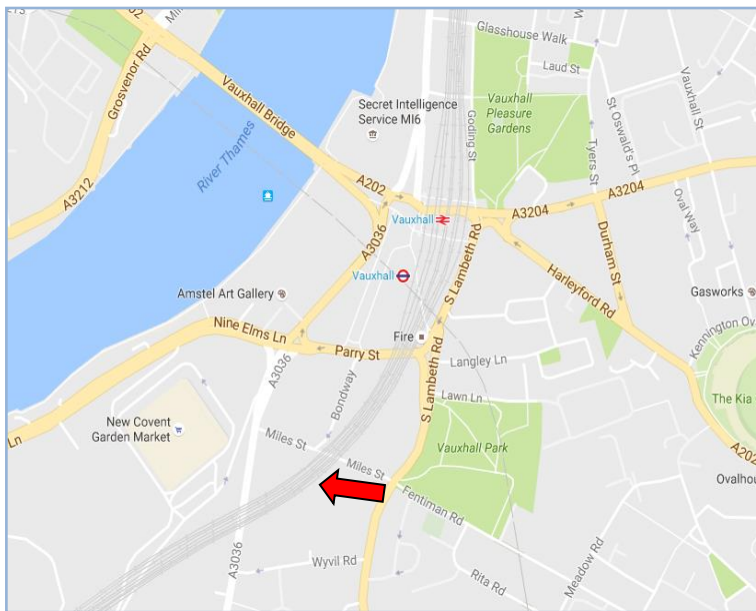
Insurance & Service Charge

Insurance: Circa £700 - 2018

Service Charge: Circa £1,300 - 2018

Legal Costs

Each party is to bear their own legal costs.



©Googlemaps



Indicative photos of Arches on Miles Street

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Viewing

Viewings are available strictly by appointment through sole agents:-

Jonathan Hay:

Jonathanh@grantmillswood.com

George Williams:

Georgew@grantmillswood.com



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