



PALACE VIEW

LAMBETH BRIDGE
LONDON

**NEWLY BUILT
COMMERCIAL UNIT
FOR SALE OR TO LET**

NIA: 5,690 SQ FT (528 SQ M)

GIA: 6,313 SQ FT (586 SQ M)

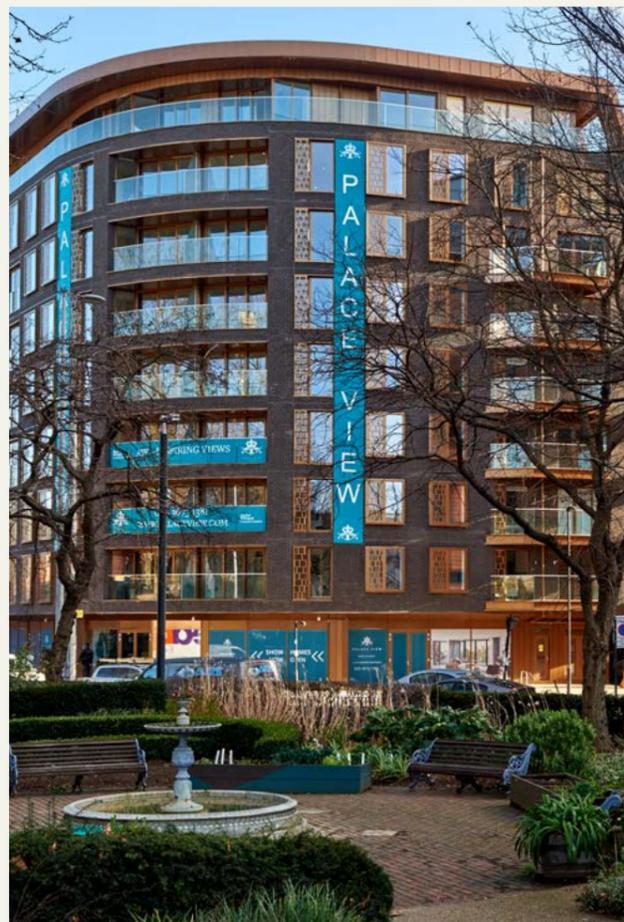


The space

The premises are located on the ground floor of this new development that features a curved brick façade complemented by copper style highlights and access to cycle storage.

The space is fitted out to a Category A standard with part of the unit benefiting from a wooden floor and marketing suite fit out.

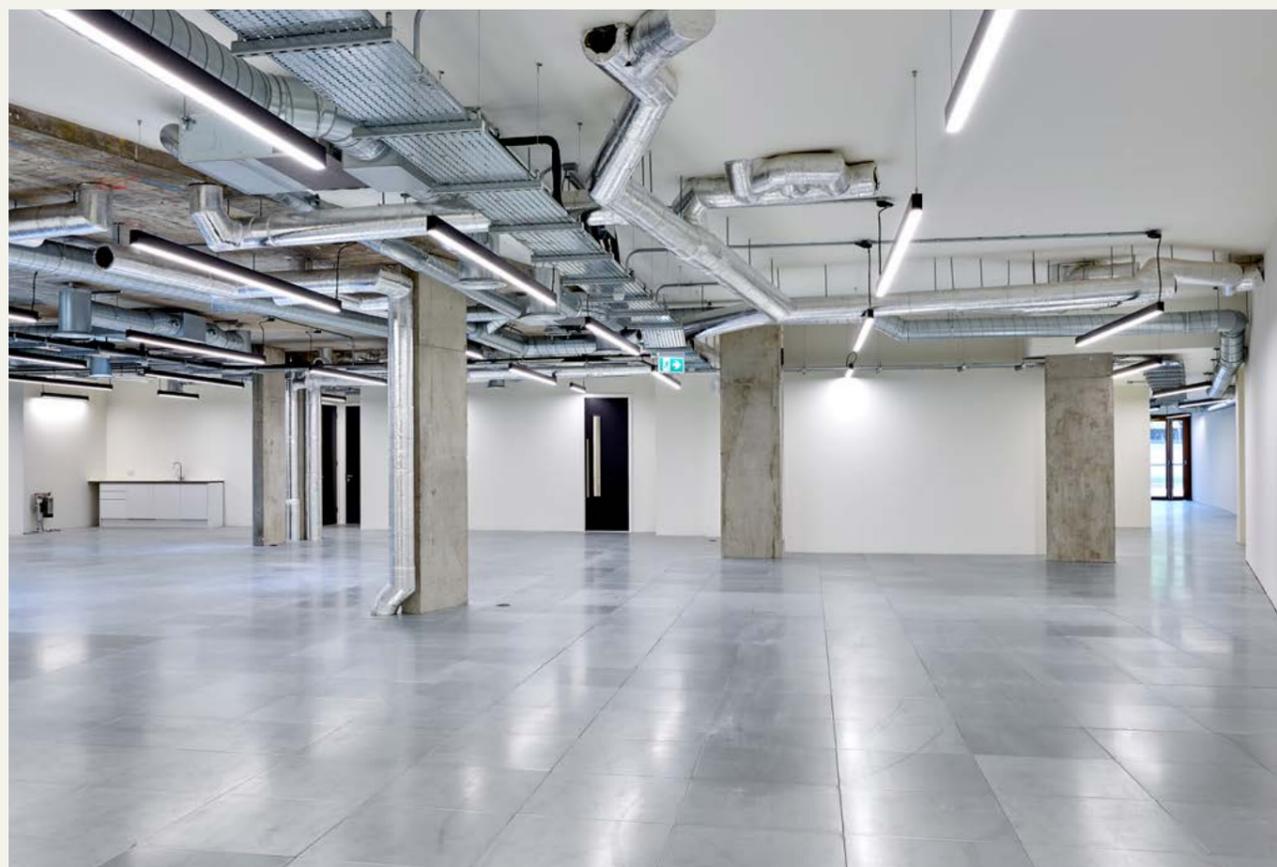
- Two prominent frontages onto Lambeth High Street and Lambeth Road
- Air-conditioning
- Shower
- Toilets (inc. disabled WC)
- Raised access floor
- Exposed services
- Suspended LED lighting
- Bike storage
- Dual entrances



Ground floor



Floorplan not to scale, for identification purposes only.



The details

Size

NIA – 5,690 sq ft (528 sq m)
GIA – 6,313 sq ft (586 sq m)

Use

The premises benefit from B1 use, however, other uses would be suitable subject to planning.

Tenure

The premises are available by way of an assignment of a 999 year long leasehold interest.

Rent/Sale

On application.

Costs

- Rates: Yet to be assessed
- VAT: Payable on the rent and service charge
- Legal costs: Both parties to pay their own legal costs
- Service charge: £1.84 sq ft estimated.

Viewing

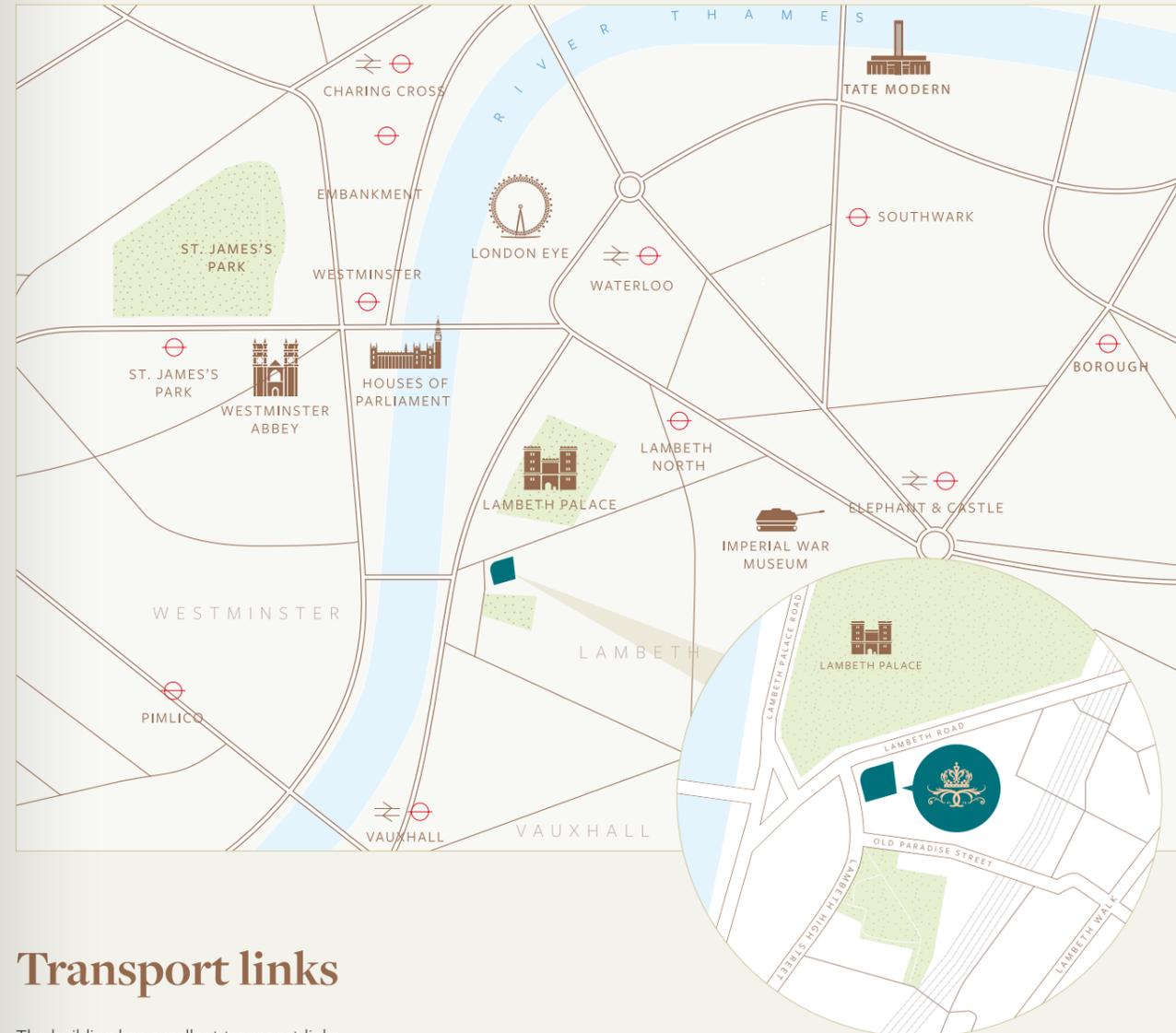
By appointment through sole agents.





Location

Palace View is an exclusive mixed-use boutique development situated opposite the Lambeth Palace in a historic location embodying over 800 years of history.



Transport links

The building has excellent transport links:

Station	Tube line	Distance
Lambeth North Station	●	9 mins
Vauxhall Station	●	10 mins
Westminster Station	● ● ●	15 mins
Waterloo Station	● ● ● ●	16 mins
Elephant & Castle	● ●	18 mins
Pimlico	●	20 mins



Times quoted are approximative and provided by Google Maps and tfl.gov.uk. Tube times calculated from Lambeth North Underground Station.



Taylor
Wimpey
Central London



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