

RANDALL ROAD

VAUXHALL
LONDON SE11 5JR

/// spicy.mercy.stays

TO LET
COMMERCIAL
UNITS
2,291-3,030 SQ FT



WORK MAKE THRIVE



RANDALL ROAD

These commercial units have been recently refurbished*, and are available immediately.

The units are fully lined*, and feature electric roller shutter doors, providing security. Internally the units benefit from a ceiling height of c.4.5m at the highest point, as well as concrete flooring.

All units feature 3-phase power, WC, LED strip lighting, and allocated water/waste supply. These units have class E & B8 planning, suitable for warehousing, light industrial, office, and storage use.

*this excludes unit 120.

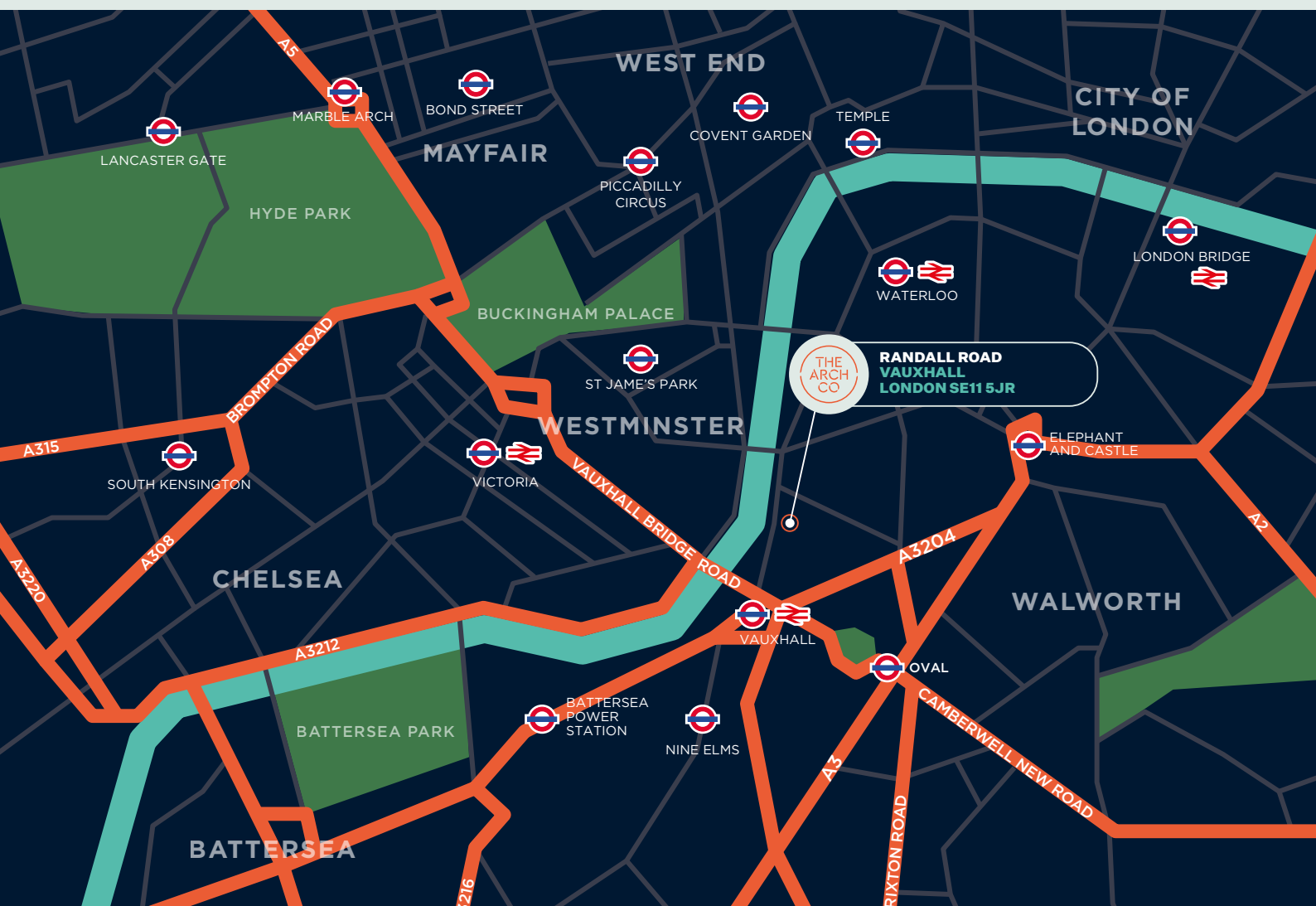




LOCATION

**THESE FLEXIBLE USE UNITS
ARE LOCATED JUST
8 MINUTES' WALK AWAY
FROM VAUXHALL STATION.**

Situated just behind Albert Embankment (A3036), the units benefit from excellent links to the wider South West as well as Central London. The West End is a 16 minute drive away, directly accessed via the A3036. The City of London can be accessed in just over 20 minutes by car.





- 1 Vauxhall Rail, Underground and Bus Station
- 2 Albert Embankment
- 3 Unit 110/110a
- 4 Unit 115
- 5 Unit 116
- 6 Unit 117
- 7 Unit 120

DRIVE TIMES

Vauxhall   3 mins (0.4 mile)

Nine Elms  6 mins (0.9 mile)

Pimlico  7 mins (1 mile)

Westminster  7 mins (1 mile)

Kennington  10 mins (0.9 mile)

West End  16 mins

City of London  22 mins

ACCOMMODATION

UNIT	SQ FT	RENT PA
110/110A	3,030	£78,780
116	2,884	£74,984
117	2,556	£66,456
120	2,291	£45,820

- Newly refurbished light industrial units.
- Prime location in Vauxhall, a densely populated residential area.
- Just 16 minutes' drive to the West End, and 22 minutes to the City of London.
- WC installed.
- High security electric roller shutters and 24/7 access.

SPECIFICATION



Fully
refurbished units



24/7
access



Electric
roller shutters



Fully
lined



New concrete
slab and screed
floor



3-phase
power supply



On street
loading

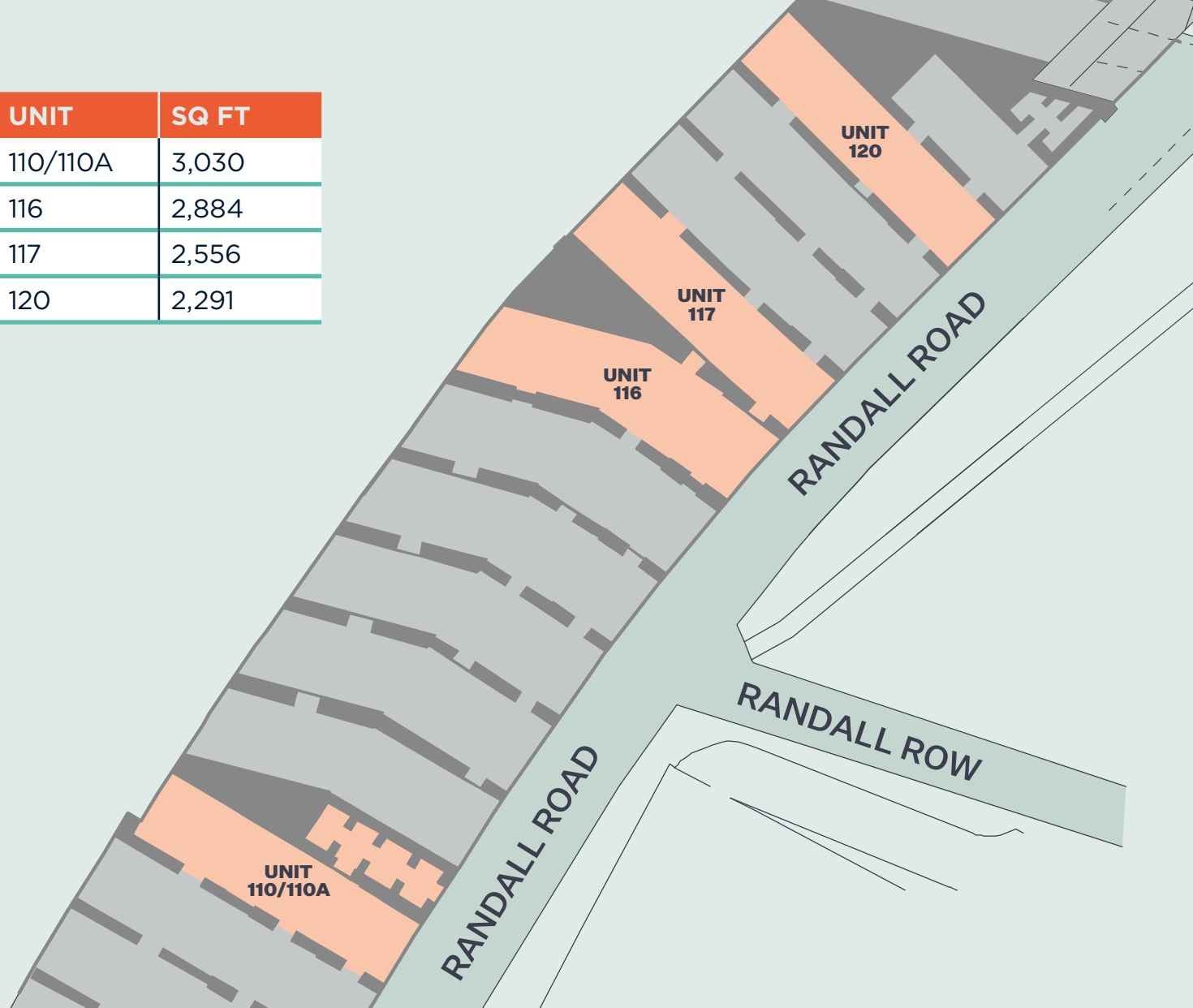


LED
lighting



New WC
facilities

UNIT	SQ FT
110/110A	3,030
116	2,884
117	2,556
120	2,291



COSTS PER ANNUM

Unit	110/110a	116	117	120
Rent	£78,780	£74,984	£66,456	£45,820
Service Charge	n/a	n/a	n/a	n/a
Insurance	£619.18	£828.34	£550.79	£858.51
Business Rates	£30,030	£28,850	£28,000	£26,500

Indicative monthly costs:

Unit 110/110a	£9,119
Unit 116	£8,721
Unit 117	£7,917
Unit 120	£6,098

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

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The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

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