

Reference: VXH02502

174 174a & 174b Sail Street, London, SE11 6NQ

Lambeth, SE11 6NQ

To Let

£5,270 pcm

2,810 sq ft

Flexible Use

 [Google Maps](#)



174 174a & 174b Sail Street, London, SE11 6NQ



£5,270 per month + VAT

£63,240 p/a · £23 per sq ft



Flexible Use

For multiple industries



2,810 sq ft internal

261 sq m



Reference

VXH02502



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Waterloo Station

7 min walk



Lambeth North Underground Station

5 min walk

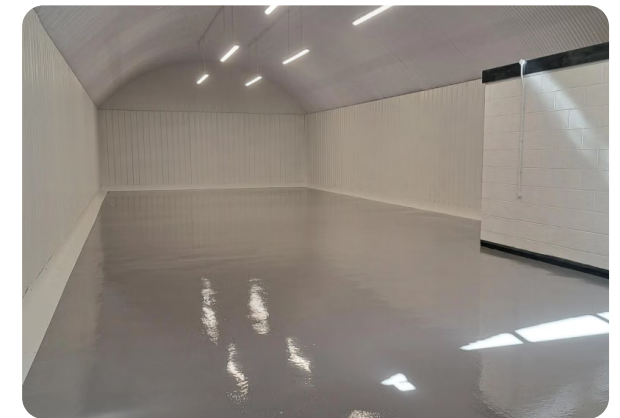


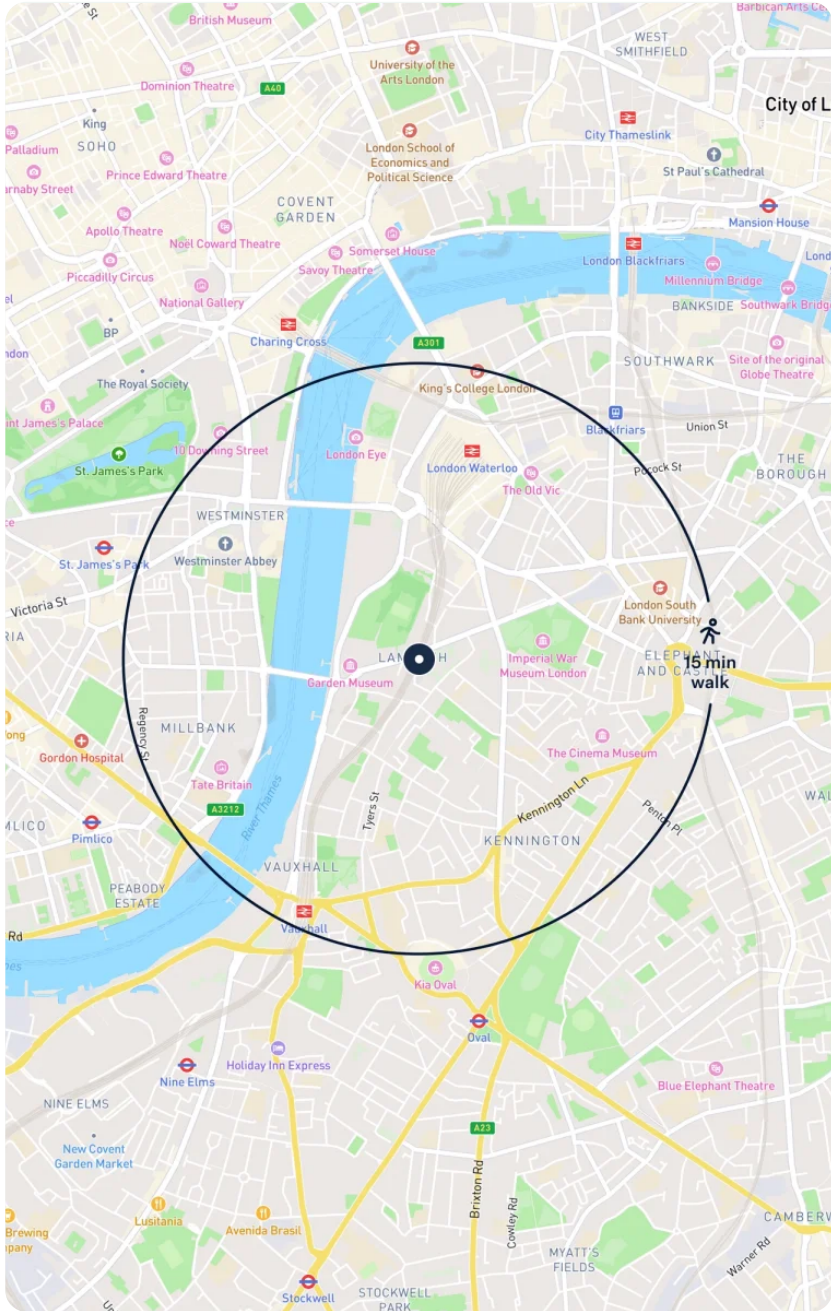
Central London

10 min drive



[Google Maps](#)





Location

174 174a & 174b Sail Street, London, SE11 6NQ

 hammer.return.outfit

 [Google Maps](#)

WHAT'S NEARBY



Waterloo Station

7 min walk



Lambeth North Underground Station

5 min walk



Central London

10 min drive

Cost Breakdown

Costs Per Month

Rent	£5,270
Business Rates	£1,860
Insurance	£90
Service Charge	Call for details
Total	£7,220

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£63,240
Business Rates	£22,320
Insurance	£1,080
Service Charge	Call for details
Total	£86,640

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years subject to negotiation.

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

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 March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

