

HERCULES ROAD & CARLISLE LANE

LONDON SE1 7LD

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TO LET
NEWLY REFURBISHED
LIGHT INDUSTRIAL UNITS
1,820 - 5,870 SQ FT



SPACE TO CREATE @

HERCULES ROAD & CARLISLE LANE

These commercial units are centrally located just 3 minutes from Waterloo Station. The properties are fully refurbished and front onto either Hercules Road or Carlisle Lane.

All units feature full height electric roller shutters, level painted concrete flooring and a refurbished WC. The units possess a clear arch height of between ca. 3.3m to 5m.

These units are B1 & B8 use class, suitable for a variety of occupiers including light industrial, office, and storage & distribution.



179

LOCATION

A PRIME LOCATION JUST 3 MINUTES FROM WATERLOO.

The units are located within incredibly close proximity to Lambeth North & London Waterloo underground stations and benefit from the substantial residential catchment area to the south of the River Thames.

They are also just 3 minutes away from Westminster Bridge, giving occupiers access to the West End in just 13 minutes and the City of London in 19 minutes by car.



TRAVEL TIMES

Lambeth North



London Waterloo



Vauxhall



West End



London Victoria



City of London





WATERLOO

THE ARCH CO
HERCULES ROAD &
CARLISLE LANE
LONDON, SE17LD



ACCOMMODATION

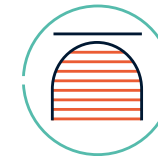
UNIT	SQ FT	RENT PA
179 HERCULES ROAD	2,470	£61,680
187 HERCULES ROAD	1,820	£45,480
206 - 207A CARLISLE LANE	5,870	£129,960

- Refurbished units.
- Prime Central London location, just 3 minutes' drive from Waterloo Station.
- Located in the fifth most densely populated local authority in the UK, with 42k+ residents within a 1 mile radius.
- High security provided by electric roller shutters.

SPECIFICATION



**Fully
refurbished
units**



**Electric
roller shutter
door**



**Concrete
flooring**



**Water and
electricity
supply**



**24/7
access**



**Prime
location**



**WC
facility**



**Ceiling height
of ca. 3-5m**

COSTS PER ANNUM

Unit	Rent	Service Charge	Insurance	Business Rates
179 Hercules Road	£61,680	£0	£840	£27,750
187 Hercules Road	£45,480	£3,240	£840	£19,200
206 - 207a Carlisle Lane	£129,960	£330	£1,800	£68,520

Indicative monthly costs:

179 Hercules Road	£7,520
187 Hercules Road	£5,730
206-207a Carlisle Lane	£16,690

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

All units have a 'B' rating.

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

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

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 February 2025.



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