

# NEWPORT STREET VAUXHALL

LONDON SE11 6AQ

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**TO LET**  
**INDUSTRIAL UNITS**  
**2,430-3,570 SQ FT**



# SPACE TO THRIVE @

## NEWPORT STREET

**Newport Street is located between Vauxhall and Waterloo, ideally located to service Central and South London.**

Each unit has been refurbished and benefits from full lining, 3-phase power supply, an electric roller shutter door, WC (except unit 154 which has capped services) and water.

The units are suitable for a variety of industrial and storage uses including services businesses and last mile delivery.



# LOCATION

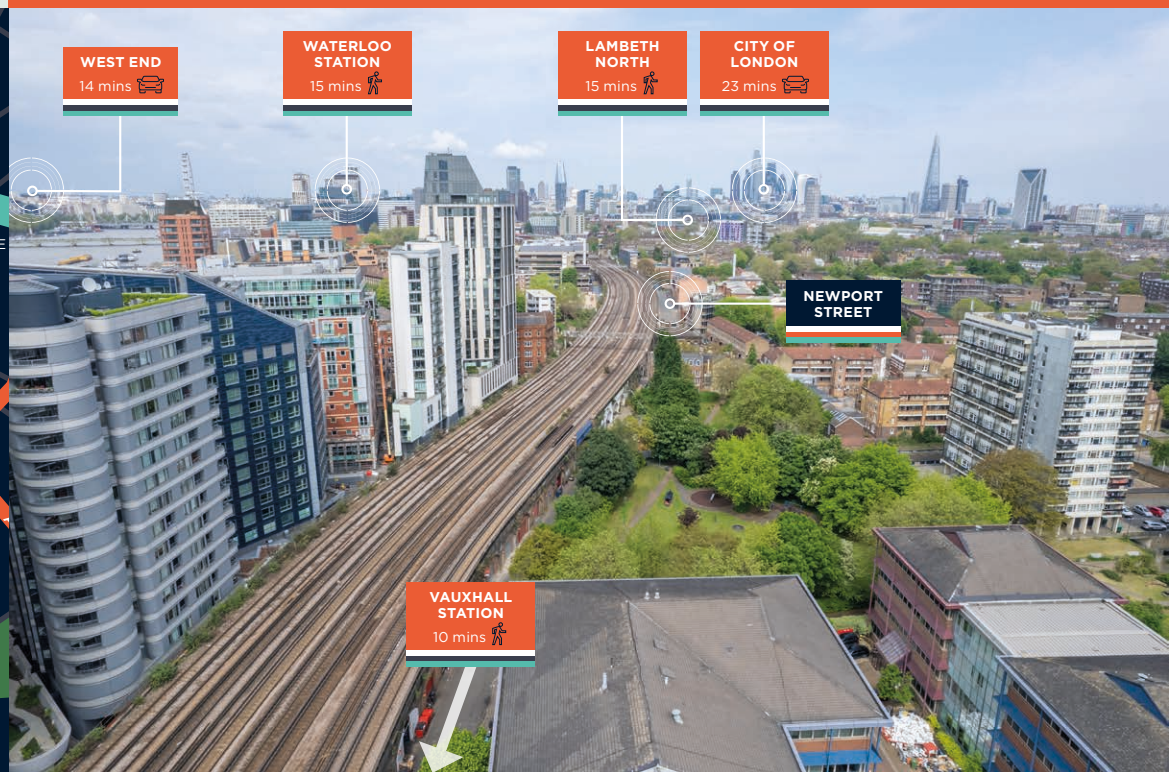
**NEWPORT STREET IS LOCATED JUST OFF THE ALBERT EMBANKMENT (A3036) AND BETWEEN VAUXHALL AND WATERLOO.**

Central London is easily accessible in just c.15 minutes, as well as the City of London in c.23 minutes by car.

Vauxhall Station, a 10-minute walk away, offers National Rail services to Waterloo and Clapham Junction as well as underground services via the Victoria Line, allowing for easy connections to key destinations within London.



# TRAVEL TIMES





**UNIT 145**

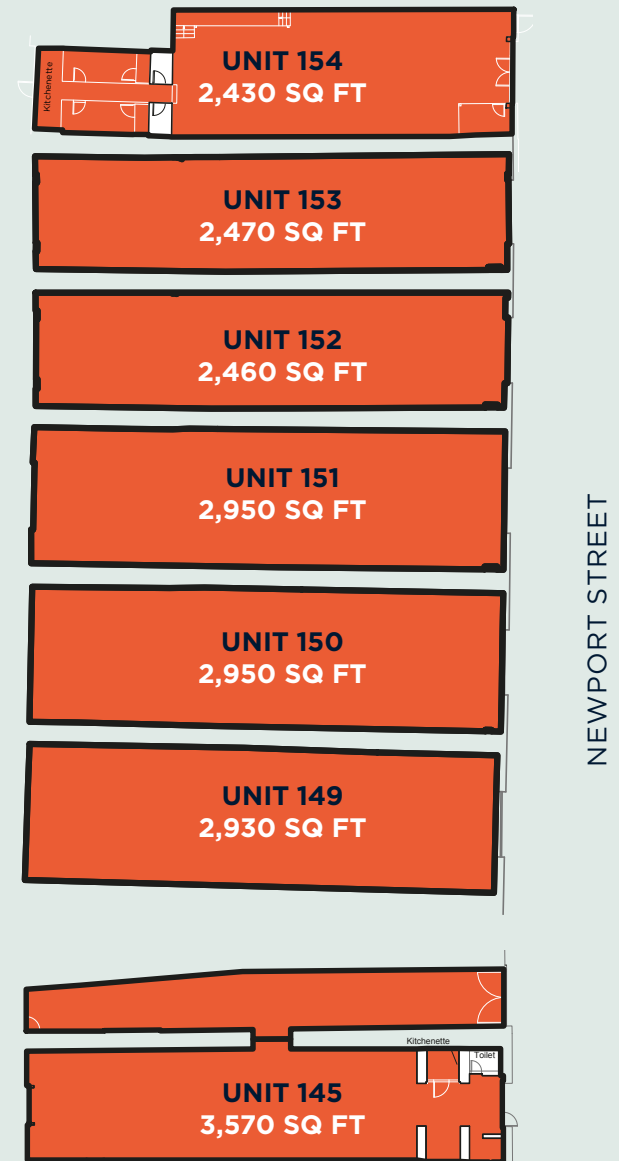
# ACCOMMODATION

UNIT	SQ FT	RENT PA
145	3,570	£48,000
149	2,930	£58,000
150	2,950	£58,000
151	2,950	£58,000
152	2,460	£49,000
153	2,470	£49,000
154	2,430	£49,000

# SPECIFICATION

 <b>Fully refurbished units</b>	 <b>24/7 access</b>	 <b>LED lighting</b>
 <b>Electric roller shutters</b>	 <b>3-phase power</b>	 <b>WC facilities</b>
 <b>Excellent transport links</b>		

# FLOOR PLANS





**UNIT 145**

## COSTS PER ANNUM

Unit	Rent	Insurance	Rates Payable
145	£48,000	£570	£46,750
149	£58,000	£750	£28,500
150	£58,000	£750	£28,500
151	£58,000	£750	£28,500
152	£49,000	£730	£29,250
153	£49,000	£730	£29,250
154	£49,000	£730	£32,000

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

All units are minimum B rated.

## TERMS

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

## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent.

### JONATHAN HAY

+44 (0)20 7659 5986

+44 (0)7798 605532

[jonathanh@grantmillswood.com](mailto:jonathanh@grantmillswood.com)

### FABIAN STUART SMITH

+44 (0)7597 488177

[fabians@grantmillswood.com](mailto:fabians@grantmillswood.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.

**Conditions under which these particulars are issued.** Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

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