



**TO LET**

Arch 154 Newport Street  
Vauxhall, SE11 6AW



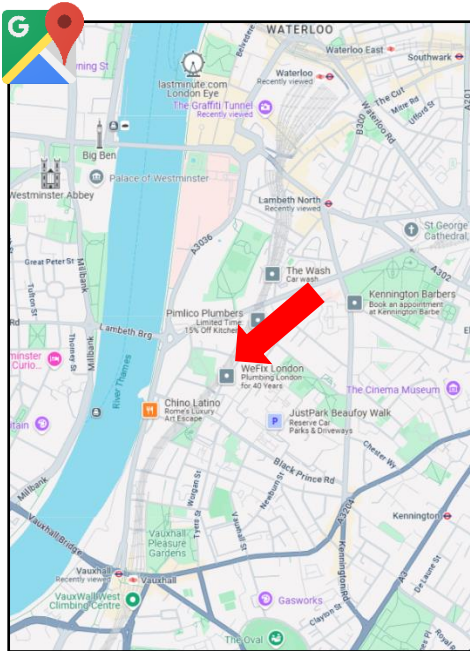
**Industrial Opportunity**

**2,870 sq ft**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

# Arch 154 Newport Street, Vauxhall, SE11 6AW



## Description

A fully lined arch of brick construction. The unit is accessed via a roller shutter fronting Newport Street, just off Lambeth Road/Albert Embankment. Additionally, this space can also be accessed through a pedestrian entrance to the rear from the shared yard space. The arch has been recently refurbished with new lining & screed flooring now in place.

Internally the unit benefits from:

- 3-Phase power
- Water & Waste
- Electric Roller Shutter
- Strip Lighting

## Location

Arch 154 is located on Newport Street, between Vauxhall & Waterloo. Well served by strong public transport links, Vauxhall (Underground & National Rail), Waterloo (Underground & National Rail) and Lambeth North (Bakerloo) Stations are all within a short walking distance. The arch is situated in close proximity to Lambeth Rd, Lambeth Bridge and Vauxhall Bridge. This allows for ease of access from Newport Street in and around Central London & a wealth of key destinations within the capital.

## Terms

The landlord is looking to grant a new lease with offers in excess of **£20 psf exc. plus VAT.**

## Floor Areas (GIA)

	Sq ft	Sq m
Arch 154	2,870	267

## Rates

Interested parties are advised to make their own enquires via the London Borough of Lambeth.

## Plans

Plans are available here.

## Legal Costs

Each party is to bear their own legal costs.

## EPC

An EPC is available upon request.



## Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith  
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 07494 474190



Jonathan Hay  
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