



TO LET

Various Miles Street Arches,
Vauxhall, London, SW8 1GX



Video Link

**Light Industrial & Storage/
E Class (STP)**

2,336 – 9,790 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Various Miles Street Arches, Vauxhall, London, SW8 1GX – E Class Opportunity at The Damac Tower

The Opportunity

The arches are dual fronted and currently open on to Miles Street which has roller shutter access. The rear of the arches open on to the Damac Tower development and offer the opportunity for a tenant to install a shop front opening out on to the Bondway side of the arch.

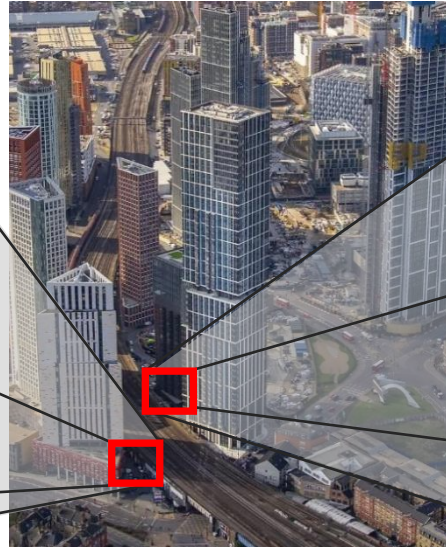
The arches can be combined internally via jack arches to offer larger spaces.

The dual frontages would be suitable for a range of E class operators or industrial operators with customer facing aspects.

The Rights & Conditions

The rights over the Bondway side adjacent to Damac Towers (Arches 27-30 Miles Street) have been broadly outlined by our clients as follows:

- The arches will benefit from the following:
 - Pedestrian right of way along the brown and red hatched area below (broadly the public realm area).
 - Vehicle access for deliveries will be available via Miles Street.
 - Ability to grant seating licences to restaurant uses (subject to formal confirmation)
- In return we must:
 - Not display signage without consent.
 - Offer a % of the maintenance for the public realm area to be captured by a service charge



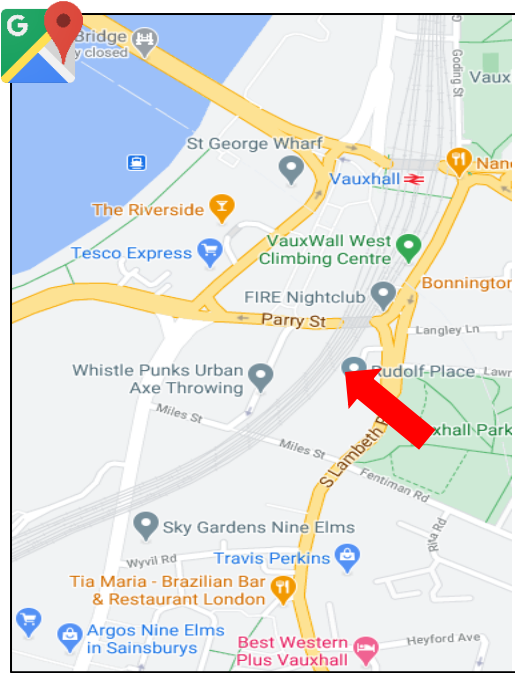
Rights of Way: The rights of way for the Damac Tower frontage can be viewed [here](#).



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Description

A collection of fully lined arches of brick construction. Access to the units is from Miles Street just off South Lambeth Road. The arches have pedestrian entrances and roller shutter doors opening on to the service road. There is parking on the service road subject to prior agreement.

The broad specifications are as follows:

- 3-Phase power
- Strip lighting
- Concrete Floor
- Water

Location

The arch is located on Miles Street just off Parry Street close to Wandsworth Road and is located a c.5-minute walk away from Vauxhall Station for Underground services (Victoria Line) and National Rail services to Waterloo and various routes to the south. Central London is within 3 miles of the property.

There are good bus links that lead to and from the city. The area has seen extensive and ongoing regeneration with various developments being completed as part of the wider Nine Elms regeneration area.

Rates

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

Floor Areas (GIA)

Unit	Sq ft	Quoting Rent
Arch 27	2,524	£55,528
Arch 28	2,336	£51,392
Arch 29	2,476	£54,472
Arch 30	2,454	£53,988

Terms

The landlord is looking to grant a new lease with offers based on the quoting rents in the table above, in excess of **pa exc. plus VAT**.

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:-



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