

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

44 PARRY STREET

VAUXHALL, LONDON SW8 1RU



**2 MINUTES FROM VAUXHALL STATION,
TESCO AND WAITROSE**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





44 PARRY STREET

VAUXHALL, LONDON SW8 1RU

LOCATION

Prominently located on the corner of Parry Street and Bondway, 2 minutes walk from Vauxhall station (Victoria line and National Rail) and the bus terminus.

The immediate vicinity has undergone major regeneration with many recent ambitious schemes constructed or having been approved, including the Northern Line extension, the US Embassy relocation and numerous luxury residential developments.

DESCRIPTION

The premises to comprise an open plan ground floor unit, to be delivered in shell and core with a floor to ceiling height of 3.55m/11.64ft and gross window frontage of approx. 13 metres/42.65 ft.

AREA <i>(all areas are stated apx.)</i>	Ground floor	2,852 sq ft /265 sqm
USE	Class E	
RENT	£125,000 per annum exclusive.	
EPC	Upon application.	
RATES	To be assessed. Interested parties are advised to make their own enquiries.	
LEASE	A new lease by arrangement direct from the Freeholder.	
VAT	The premises are elected for VAT.	
VIEWING	By appointment through sole agents	

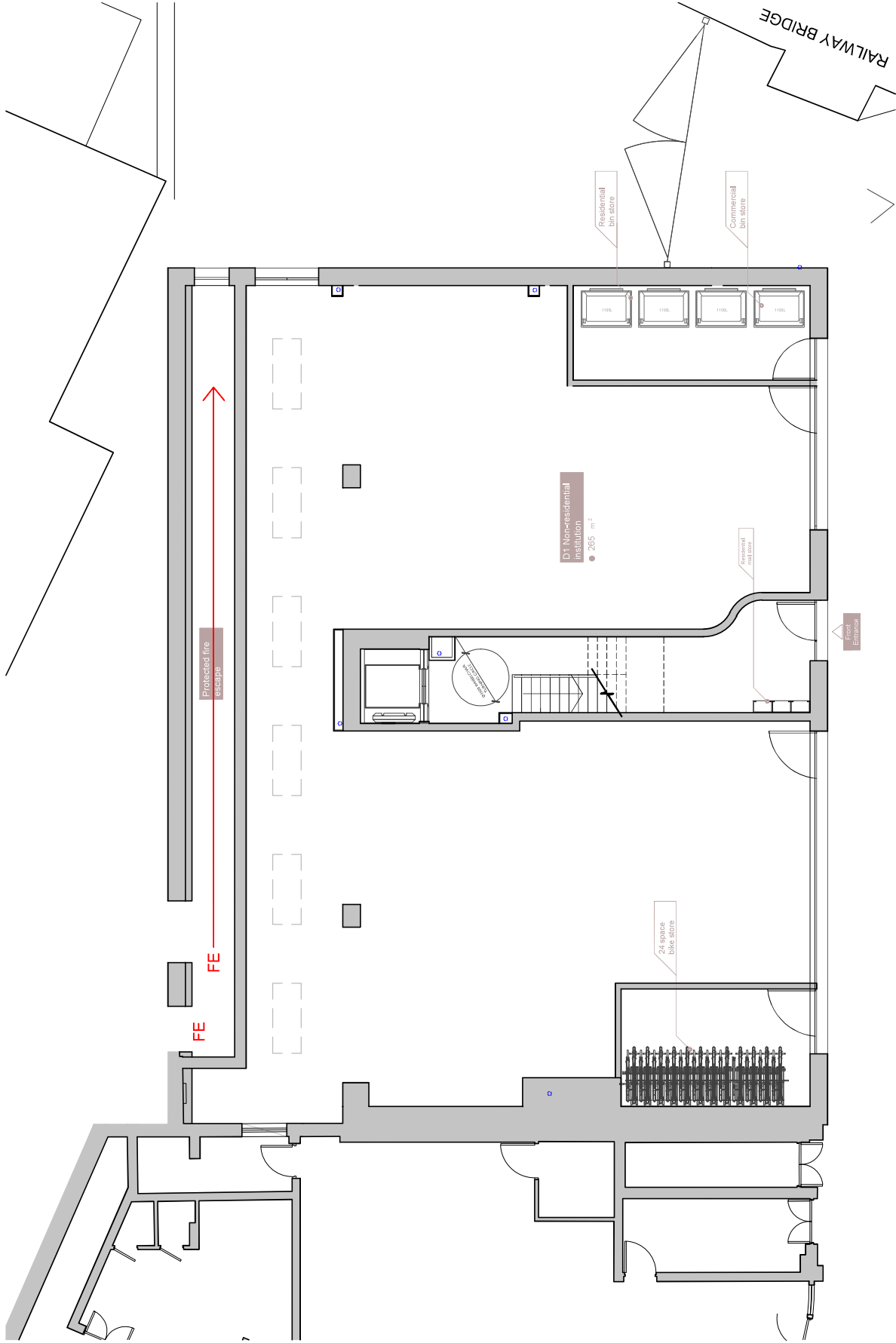
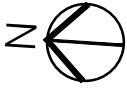
JARVIS KELLER
John Keller

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NOTES
DO NOT SCALE FROM THIS DRAWING

PLANNING

NOTE:



13/11/2020
13/11/2020
Rev A Adapted bins & bike store
Rev B Adapted bins & bike store

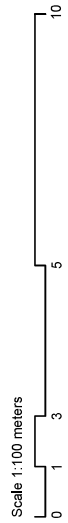
Martin Evans Architects
18 Charlton Road
London EC2A 3PB
Tel 020 7729 2474

JOB
44 Perry Street
Vauxhall

TITLE
Proposed Ground Floor Plan

DATE 21.08.2019
SCALE 1:100 @ A3
DRAWN G.R.

DRAWING NO. HI-PL-PRO-01B



1:100 @ A3

Proposed Ground Floor Plan