

**ANDREW
REEVES**

Commercial Property

244 Vauxhall Bridge Road London SW1V 1AU



**Fully refurbished Class E unit
980 sq ft (91.0 sqm)
Prominent position, near Victoria Station
£55,000 per annum**



81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ

Telephone: 020 7881 1340

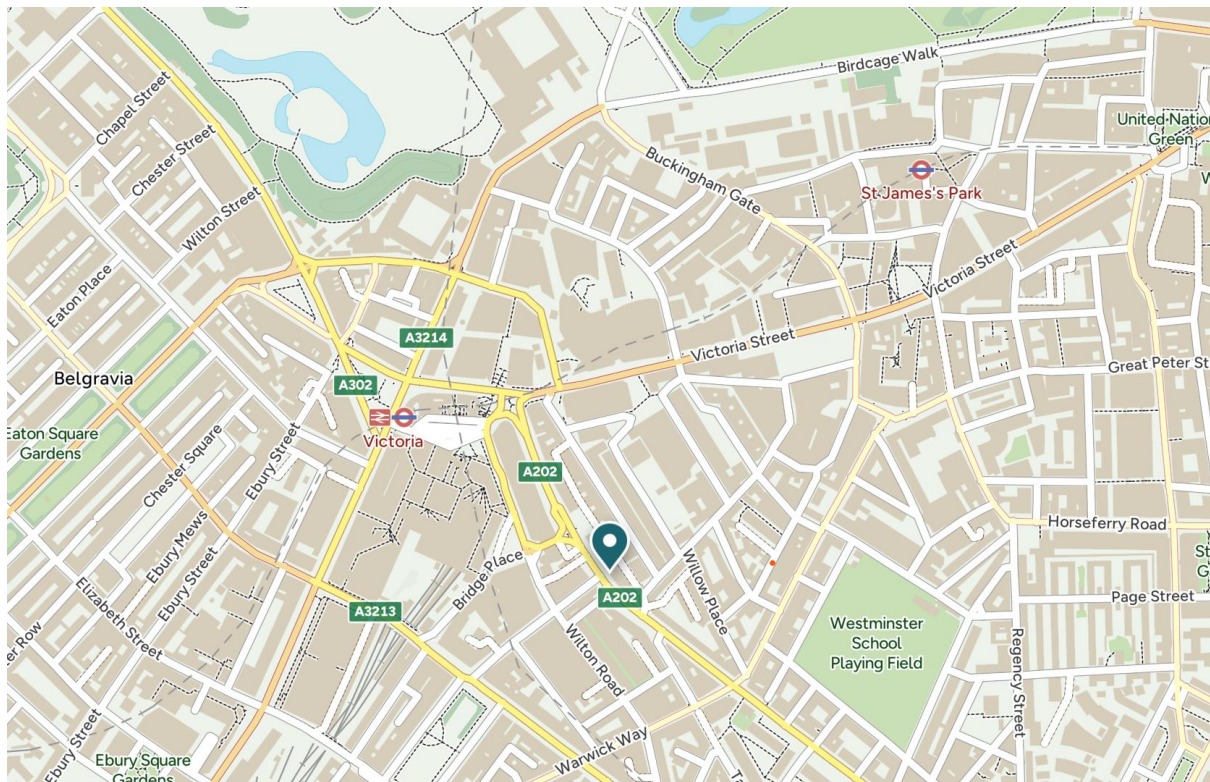
Email: commercial@andrewreeves.co.uk
andrewreeves.co.uk

Location: Vauxhall Bridge Road is a busy arterial route linking Victoria Station, Victoria and St James's with Pimlico, Westminster, Vauxhall and Chelsea. Victoria Station is a 5 minute walk to the northwest and Buckingham Palace is a 10 minute walk to the north. Pimlico and St James's underground stations are within a 10 minute walk.

The area around Victoria station and along Victoria Street has seen considerable redevelopment in recent years including the completion of the very popular Nova mixed use development. There is ongoing development notably nearby to the south of the station where hotels and various mixed-use scheme are under construction.

The property is located in a prominent position opposite the junction with Gillingham Street which links Vauxhall Bridge Road with Wilton Road, one of the main retail thoroughfares in Pimlico/Victoria.

Location plan:



Description: A fully refurbished Class E unit arranged to provide 738 sq ft of open-plan ground floor offices and a further storage room (82 sq ft) and large kitchen (160 sq ft) plus dual WCs at basement level.

The space has a total Net Internal Area of **980 sq ft (91.0 sqm)** and a total Gross Internal Area of 1,195 sq ft (111.0 sqm).

The property has been refurbished to a high standard and includes air conditioning, modern Cat 2 lighting, wooden flooring, plastered and painted walls and ceilings and additional electric heating.

See further photos below.

Asking rent: £55,000 per annum

Service charge including insurance: TBC

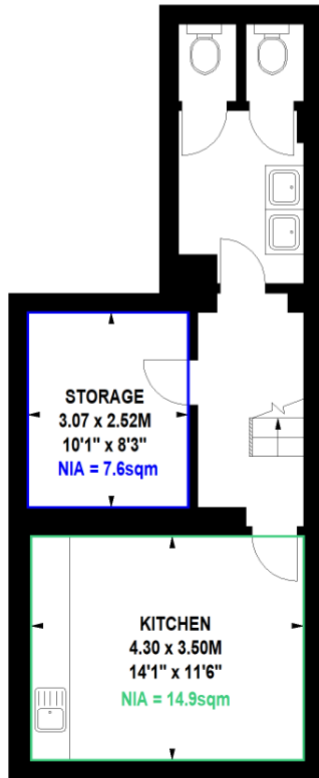
Business Rates: The Rateable Value for 2025/26 is £29,250. This is not the amount you will pay. Interested parties should make their own further enquires.

Floorplan: See below.

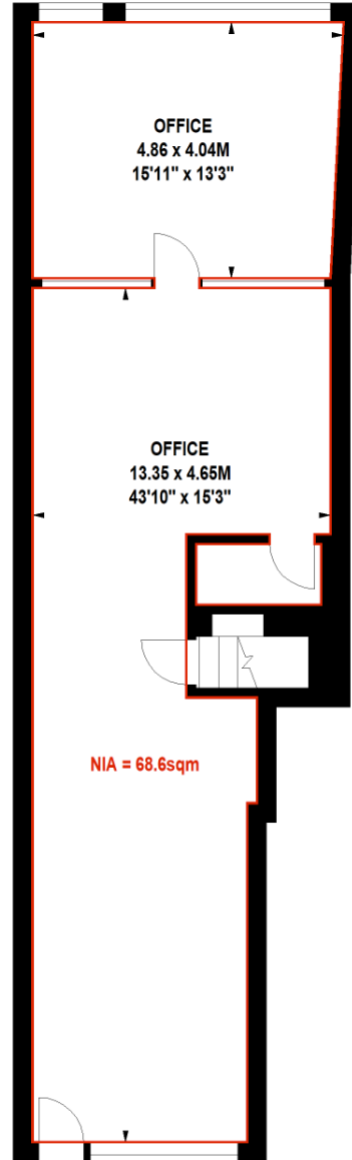
CEPC: Is available upon request.

All enquiries and for viewings: Please contact James Reeves MRICS
james.reeves@andrewreeves.co.uk / 07940570969 / 0207 881 1320

Floorplan:



Basement



Ground Floor

Additional photos:







These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.