



**11-11A ARTILLERY ROW
VICTORIA, LONDON SW1**

**REFURBISHED CLASS E UNIT TO LET
920 FT² SALES + 460 FT² ANCILLARY**



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LOCATION

The newly refurbished unit is directly opposite the new 450,000ft² mixed use 105 Victoria St development (completes late 2026) which will transform Artillery Row. This development will be home to 4000 new workers alongside the existing 60,000 within a 500m radius and will comprise the following:

- c400,000ft² new office space
- 10 retail units within the Village Square
- Flagship restaurant unit
- 50,000ft² of Wellness & Leisure space
- External units fronting directly on to Artillery Row

Existing operators nearby on Artillery Row include Pret, Post Office, Ryman, alongside numerous independents and the award winning restaurant Yaatra.

ACCOMMODATION

Internal Width - 23/0

Shop Depth - 47/3

Ground Floor Sales - 920 ft²

Basement Ancillary 460 ft² (includes 30ft² reduced height)

TERMS

A new 10 year lease is available contracted outside the 1954 L&T Act, rental on application.

RATES

The unit is still to be assessed following extension works.

SERVICE CHARGE & ANNUAL INSURANCE

The service charge estimate for the year ending 31st March 2027 is £7750 (including sinking fund), insurance is £4200.

USE

The premises are suitable for any retail, cafe or health use within Class E (NB no high level extraction).

LEGAL COSTS

Each party to bear their own legal and other costs.

EPC

An updated EPC is available on request.



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