

Ground & Basement  
premises,  
160-162 Vauxhall  
Bridge Road, London  
SW1V 2RA

A Class E commercial unit

Approximately 1,442 sq ft GIA  
(134.0 sqm)

Available to let.

£42,000 pa

ANDREW  
REEVES

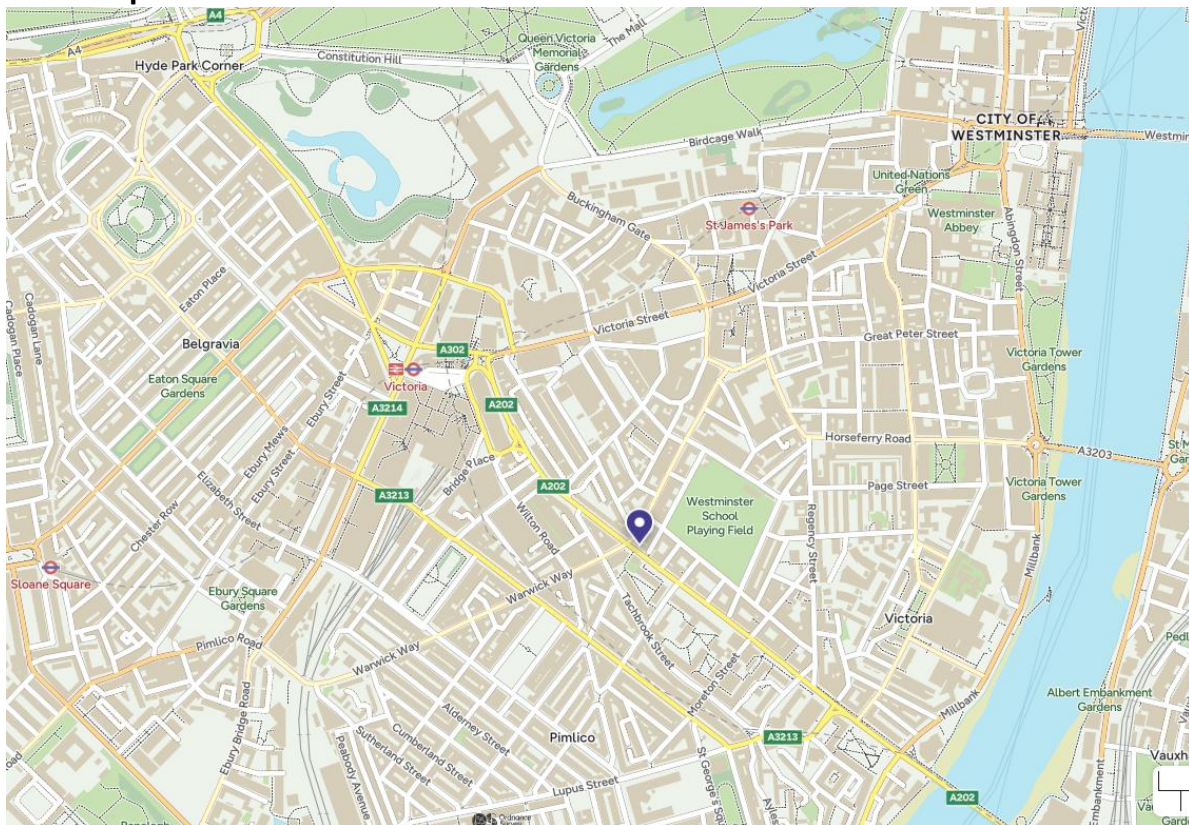


**Location:** Vauxhall Bridge Road is a busy arterial route linking Victoria Station, Victoria and St James's with Pimlico, Westminster, Vauxhall and Nine Elms. Victoria Station is a 5 minute walk to the northwest and Buckingham Palace is a 10 minute walk to the north. Pimlico and St James's underground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

The area around Victoria Station has seen considerable redevelopment in recent years including the completion of the very popular Nova mixed use development. There is ongoing development to the south of the station on and around Vauxhall Bridge Road including various offices and hotels including The July hotel which opened in the summer of 2025.

The property is located near the junction with Warwick Way/Rochester Row, two important thoroughfares running through Pimlico and Westminster respectively. Warwick Way is one of the primary retail destinations in Pimlico with commercial occupiers including Waitrose, Tescos, Specsavers and Holland & Barratt. Vincent Square is located to the immediate east of the property. The area is densely populated and comprises predominantly residential apartments as well as various offices around Victoria Station and into Westminster near the Houses of Parliament.

**Location plan:**



81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ  
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**Description:** The property comprises ground and basement commercial premises. The property forms part of a building arranged over basement, ground and three upper floors. We understand the remainder of the building comprises residential apartments, accessed via a door on Hatherley Street.

The ground floor has a considerable retail-style glazed frontage to Vauxhall Bridge Road as well as a laminate wooden floor, plastered and painted walls and a suspended ceiling of mineral fibre tiles with built-in LED diffused lighting and air conditioning units. The space is largely open plan with stairs to the basement floor both at the front of the unit and to the rear.

The basement has a vinyl-tiled floor, plastered and painted walls and ceiling with ceiling-mounted strip lighting. The space includes a kitchen and two WCs. There is natural light into the basement from the rear of the building. There is a separate fire escape available in the basement.

**Floor areas:** The property has been measured on a Gross Internal Basis. The landlord is separating a small section of the lower ground floor from the commercial demise. As such the Gross Internal Area is estimated to be approximately 1,600 sq ft GIA (148.6 sqm) once the works are complete.

**Rateable Value:** From 1 April 2026 the Rateable Value is £36,750. Note that this is not the amount payable and interested parties should make their own enquiries.

**Service Charge & Insurance:** The last year's (2024/25) annual service charge payable was £1,480 per annum. The buildings insurance contribution for 2024/25 was £2,121.

**Planning:** The property has Class E use and can be used as office, medical, retail and related uses.

**Asking rent:** £42,000 per annum.

**New Lease:** The property is available on a new commercial lease for a term to be agreed.

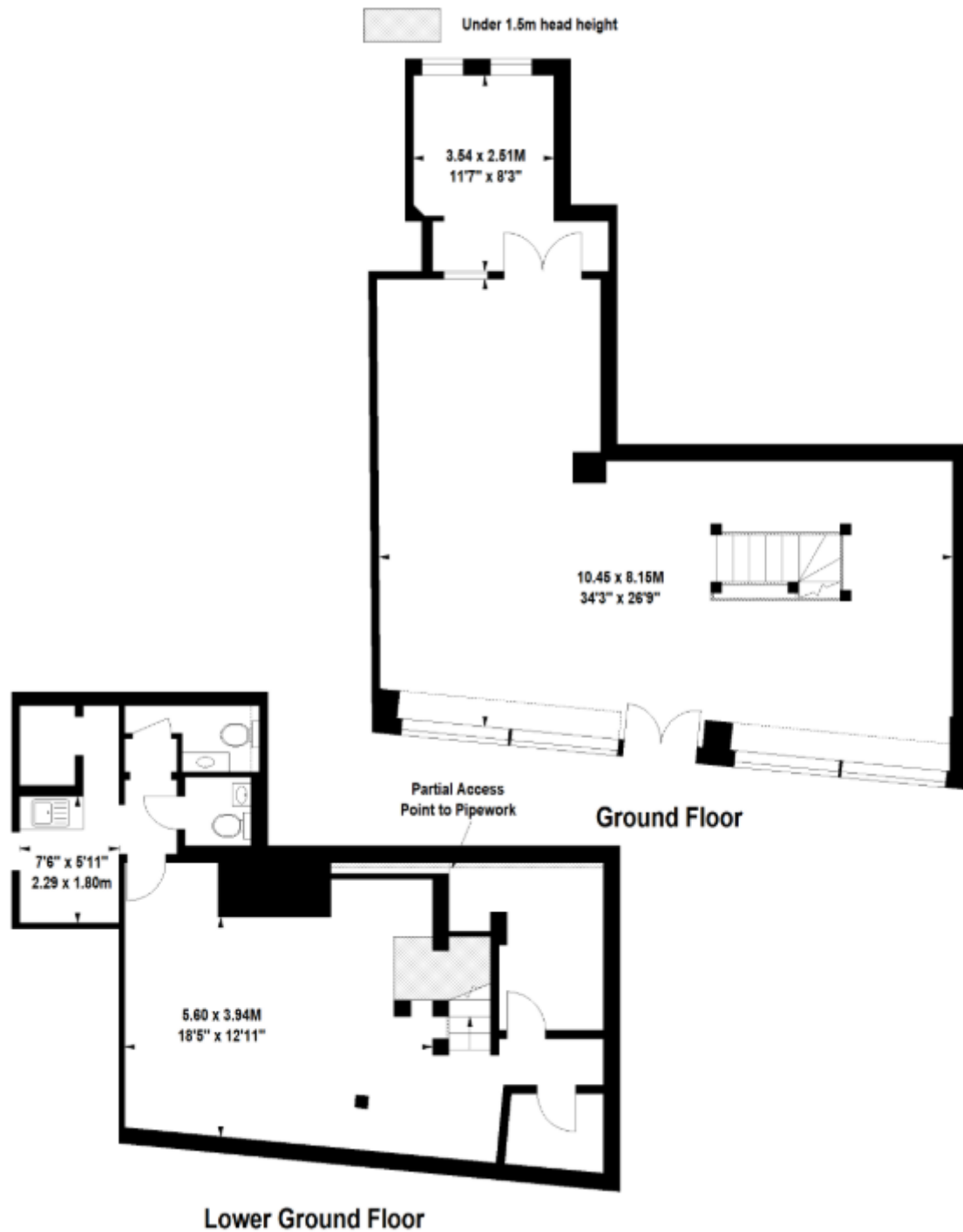


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## Floorplan:



### All enquiries and for viewings:

Please contact James Reeves MRICS

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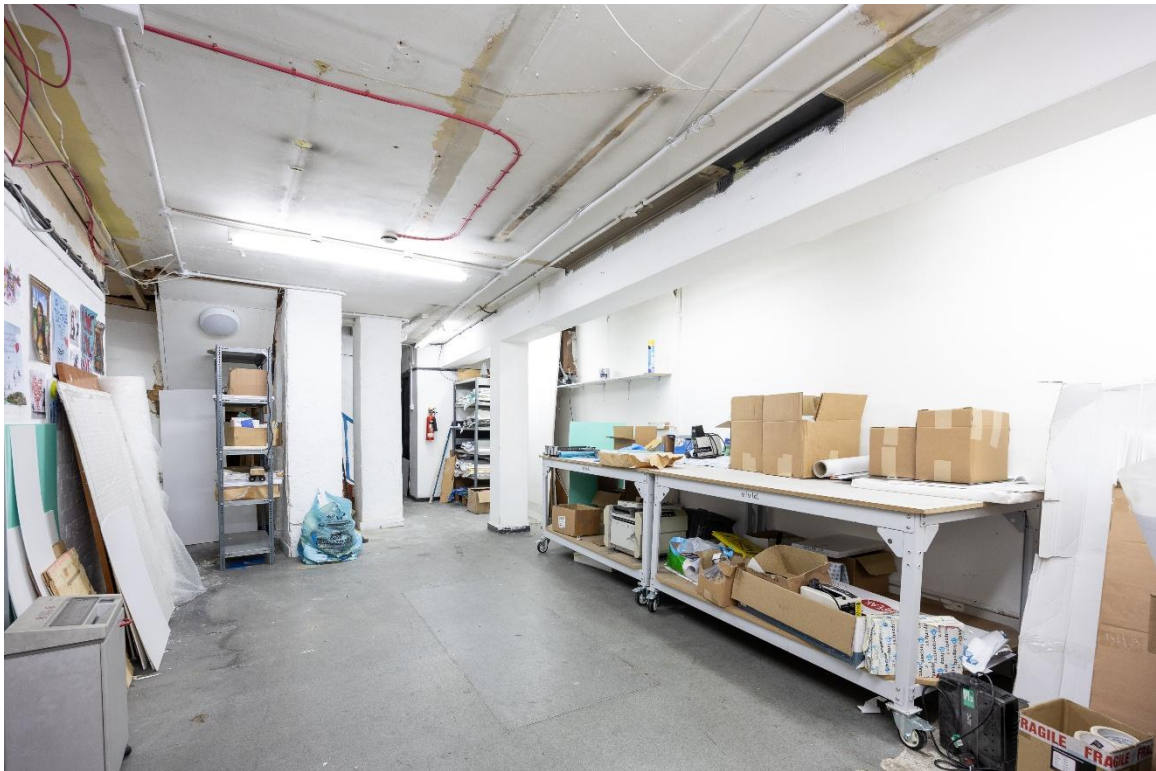
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**Photos:**









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.



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