

246 Vauxhall Bridge Road, London, SW1V 1AU

Fully Refurbished 1,055 Sq. Ft. Class E Unit Near Victoria

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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.

Description

A 1,055 sft Class E unit (suitable for a range of uses including retail, leisure, office, healthcare occupiers) arranged to provide 670 sft at ground floor level and a further 385 sft of basement storage space.

The ground floor has been refurbished to a high standard and comprises new air conditioning throughout, modern LED lighting, new plumbing and electrics including telecoms, wood style parquet floor, plastered and painted walls and ceiling and high quality kitchen and shower facilities.

The unit has a door out to the rear where there is vehicular access. Note that the basement has restricted head height in places.

Rates

The Rateable Value has not yet been recalculated.

Rent

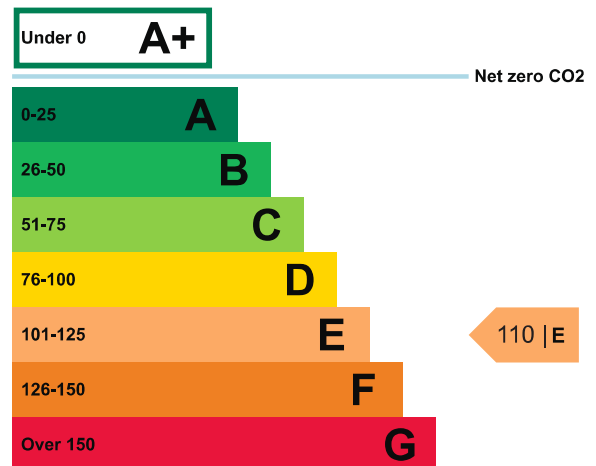
£50,000 plus VAT

Service Charge

To be calculated, estimated to be approximately £3,000 pa.



EPC



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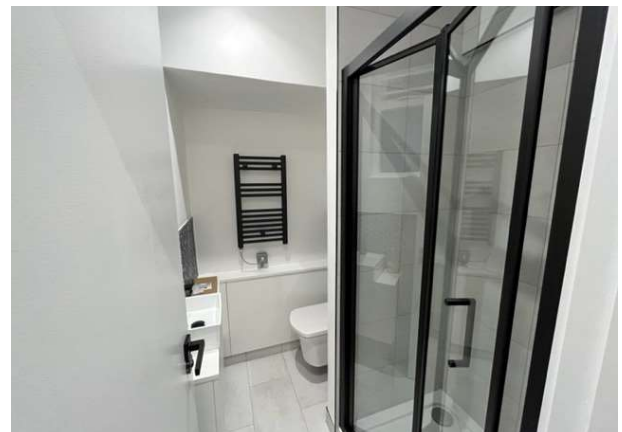


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Further Images



Further Information

For further information, or to arrange an inspection:

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