



ARCHES
67
AND
68
VAUXHALL, SE11 5AW



TO LET
3,608 SQ FT - 7,515 SQ FT
REFURBISHED A3 ARCHES



LOCATION

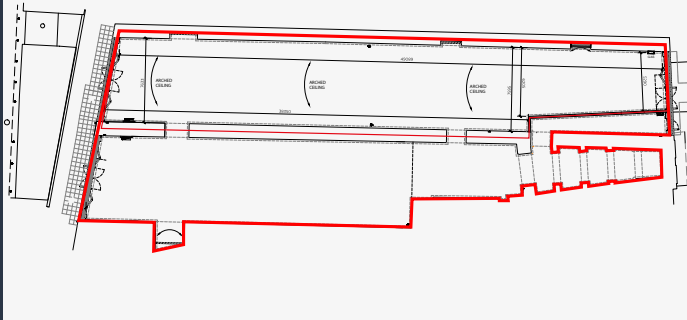
Arches 67 and 68 are prominently situated with dual aspect on Albert Embankment and Goding Street which runs alongside Vauxhall Pleasure Gardens. They are located a short walk from Vauxhall interchange: London Underground (Victoria Line), National Rail Services and Vauxhall Bus station.

DESCRIPTION

Arches 67 and 68 are located on Albert Embankment/ Goding Street, Vauxhall, London SE11 5AW. The arches have dual access opening on to Albert Embankment and Goding Street (for Vauxhall Pleasure Gardens). The arches have recently undergone substantial refurbishment works and now benefits from bi-folding doors on both sides.

The arches have part exposed sandblasted brickwork and part merlin grey cladding. The arches have a gas and

SITE PLAN



3 phase electricity supply. There is the potential for outdoor seating on both sides. Local operators include: Counter Brasserie, Dirty Burger, Waitrose, Nando's, Sainsbury's, Starbucks and Pret.

Albert Embankment is a busy area for pedestrians and commuters due to the prime location leading to the interchange. It is anticipated this will continue to improve given the level of on-going redevelopment in the area.

ACCOMMODATION

ARCH NO.	SQ FT	SQ M
ARCH 67	3,608	335
ARCH 68	3,907	363
Total	7,515	698



- TO LET
- THEATRE
- CRAFT BEER/STREET FOOD
- RESTAURANT

TENANT LINE-UP

Following the substantial refurbishment of 4 other arches along the same parade we can confirm terms have been agreed with a British menu inspired Restaurant, a successful Tap/Bottle shop with Street Food offering and a Theatre operator.

TERMS

The arches are available on a new lease(s) directly from the landlord on terms to be agreed. The rent to be in excess of £40 per sq ft pa exclusive. Rents will be plus VAT.

RATES

Interested parties are advised to make their own enquiries via the London Borough of Lambeth.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



Jonathan Hay
jonathanh@grantmillswood.com
Nicholas Judd
nicholasj@grantmillswood.com