



Arches 811-818

Herne Hill Road
Loughborough Junction
SE24 0AU



TO LET – B1/B8 Opportunity

12,463 sq ft (1,157 sq m²) plus a yard with parking



Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

Loughborough Junction is located approx 0.5 miles east of Brixton, a circa 12 minute walk. The arches are situated adjacent to the entrance/exit to Loughborough Junction Station (National Rail services) prominently positioned fronting Herne Hill Road and visible from Cold Harbour Lane and the station.

Floor Areas (approx) GIA

	Sq ft	(m ²)
Ground Floor	12,463	1,157
Total	12,463	1,157
Yard	1,986	184

Sizes reflect ground floor GIA only.

Rates

We understand the rateable value for the Arches is £45,750. The rates payable for 2017/18 equate to £21,914.25 per annum. Interested parties are advised to make their own enquiries via the London Borough of Lambeth.

Description

There are 8 arches in total, which are currently combined via jack arches and by a covered space at the rear the arches. The arches have the following features:

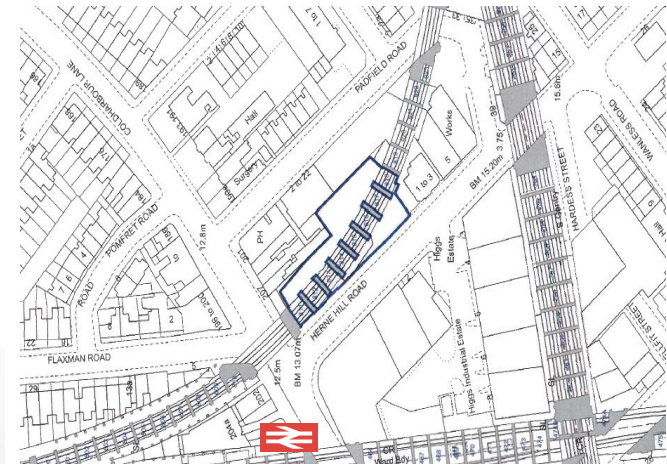
- Brick Front enclosures with roller shutter doors
- 3 Phase Electrics and water
- WC facilities
- Concrete floors
- Space available for parking and loading

Terms

For the whole, offers in excess of £195,000 per annum plus VAT. Consideration to let the arches in smaller lots will be made subject to use and the amount of space required.

Legal Costs

Each party is to bear their own legal costs.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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