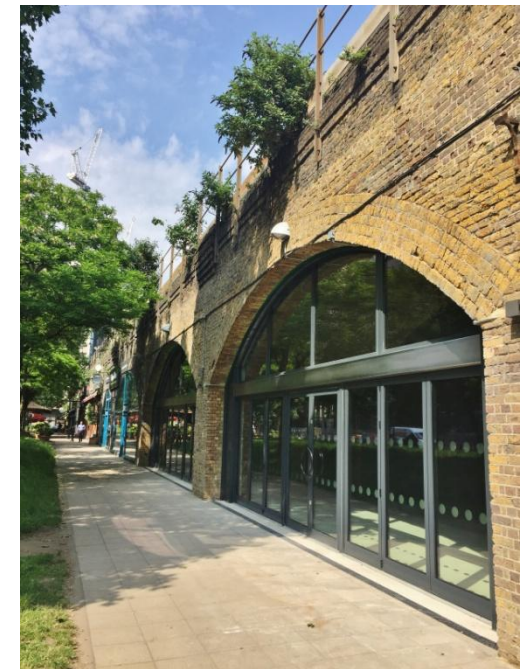




**Arches 67 | 68 | 77**  
Albert Embankment/  
Goding Street  
Vauxhall  
SE1 7TP



**3 Refurbished A3 Arches - TO LET**  
**3,005-7,578 sq ft (279 sq m - 704 sq m)**



## Location

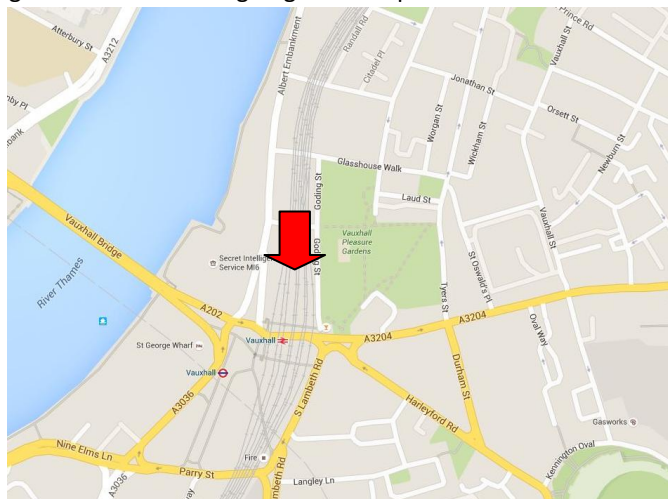
The arches are prominently situated with dual aspect on Albert Embankment and Goding Street. They are located a short walk from Vauxhall interchange: London Underground (Victoria Line), National Rail Services and Vauxhall Bus station. Vauxhall continues to improve and attract substantial investment.

## Description

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 all units now benefit 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 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.



©Googlemaps

## Floor Areas – Single or Double Units

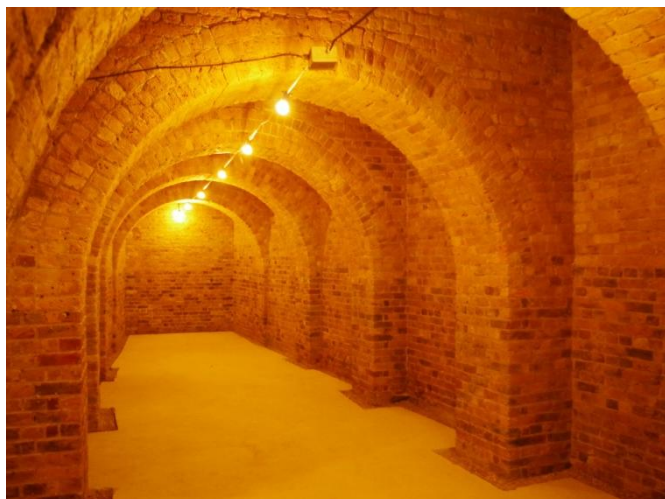
Arch No	Sq ft	(m <sup>2</sup> )
Arch 67	3,608	(335)
Arch 68	3,907	(363)
A Double Unit 67 & 68	7,578	(704)
Arch 73-LET	4,164	( <del>387</del> )
Arch 76-LET	2,965	( <del>275</del> )
Arch 77 (under offer)	3,005	(279)

## Terms

The arches are available on new leases (single units or double units) directly from the landlord on terms to be agreed. The rent to be in excess of **£35 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. Rates will be re-assessed following completion of the refurbishment works.



## Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property Feb 2018.

## Viewing

Viewings are available strictly by appointment through sole agents:-

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