

HERCULES ROAD & CARLISLE LANE

LONDON SE1 7LD

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TO LET

**COMMERCIAL
UNITS
IN WATERLOO**

1,721-3,998 SQ FT



SPACE TO CREATE @

HERCULES ROAD & CARLISLE LANE

These commercial units are centrally located just 3 minutes from Waterloo Station. The properties are fully refurbished and front onto either Hercules Road or Carlisle Lane.

Some units have loading bays to the rear.

All units feature full height electric roller shutters, level painted concrete flooring and a refurbished WC. The units possess a clear arch height of between ca. 3.3m to 5m.

These units are B1 & B8 use class, suitable for a variety of occupiers including light industrial, office, and storage & distribution.



199

199

200

200

directdigital

STUDIO

direct

LOCATION

A PRIME LOCATION JUST 3 MINUTES' FROM WATERLOO.

The units are located within incredibly close proximity to Lambeth North & London Waterloo underground stations and benefit from the substantial residential catchment area to the south of the River Thames.

They are also just 3 minutes away from Westminster Bridge, giving occupiers access to the West End in just 13 minutes and the City of London in 19 minutes by car.





DRIVE TIMES

Lambeth
North



London
Waterloo



Vauxhall



West End



London
Victoria



City of
London



ACCOMMODATION

UNIT	SQ FT	RENT PA
189 HERCULES ROAD	1,732	£48,500
195 CARLISLE LANE	1,752	£56,064
196 CARLISLE LANE	1,721	£55,072

- Refurbished units.
- Prime Central London location, just 3 minutes' drive from Waterloo Station.
- Located in the fifth most densely populated local authority in the UK, with 42k+ residents within a 1 mile radius.
- High security provided by electric roller shutters.





SPECIFICATION



**Fully
refurbished
units**



**Electric
roller shutter
door**



**WC
facility**



**Concrete
flooring**



**Water and
electricity
supply**



**Ceiling height
of ca. 3-5m**



**24/7
access**



**Prime
location**

COSTS PER ANNUM

Unit	Rent	Service Charge	Insurance	Business Rates
189 Hercules Road	£48,500	n/a	£765.86	n/a
195 Carlisle Lane	£56,064	n/a	£517.55	£21,888
196 Carlisle Lane	£55,072	n/a	£434.69	£20,864

Indicative monthly costs:

189 Hercules Road	£4,105
195 Carlisle Lane	£6,539.13
196 Carlisle Lane	£6,364.22

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

189 Hercules Road - A
195 Carlisle Lane - A
196 Carlisle Lane - A

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent Levy's.

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The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

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