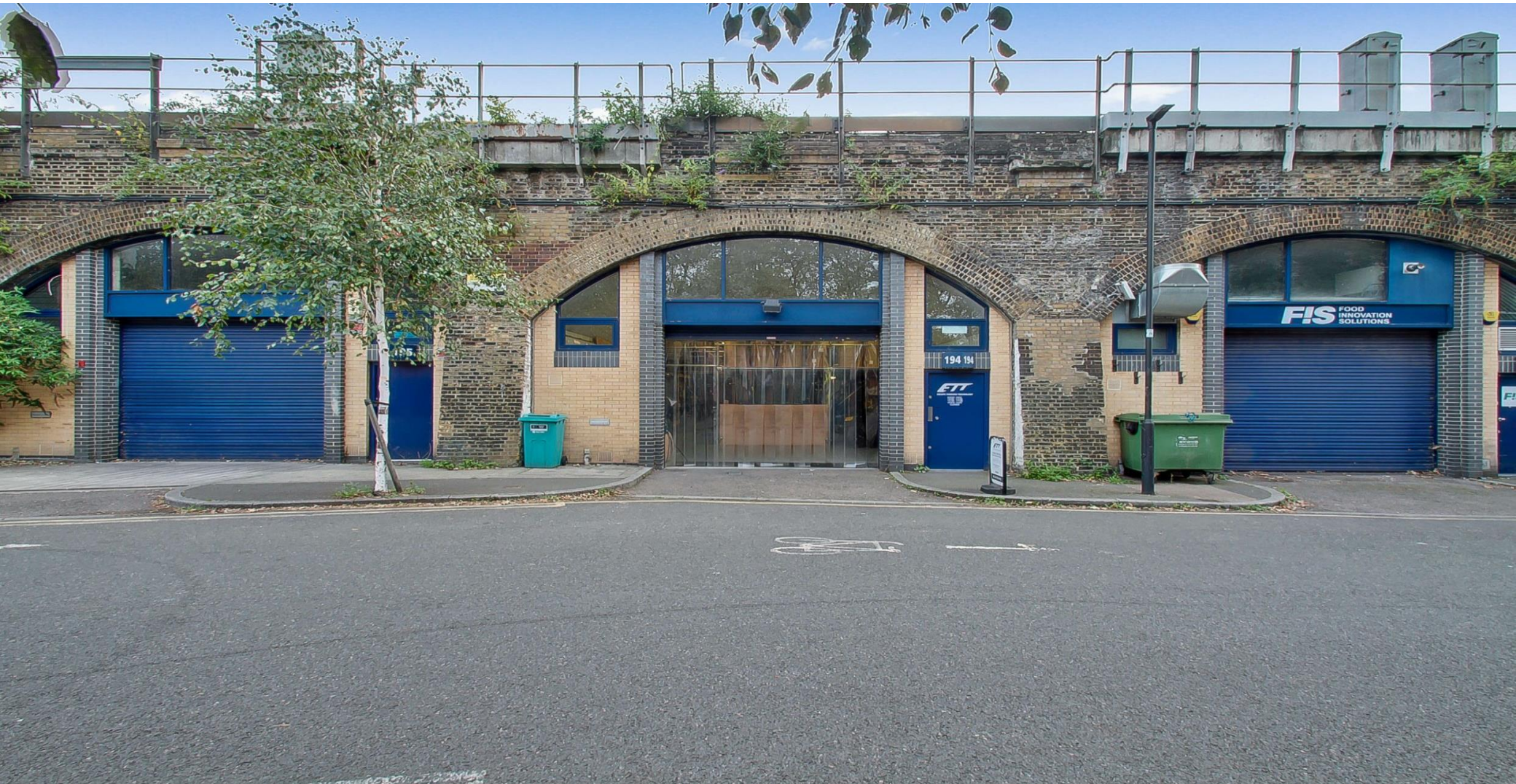


INDUSTRIAL WORKSHOP TO LET

Tel: 07885 912 982



194 CARLISLE LANE, LONDON, SE1 7LH
APPROX. 1,714 SQ FT (159 SQM)

RENT
£ 53,661 PER ANNUM EXCLUSIVE
FLEXIBLE TERMS OFFERED

ARCH 194 CARLISLE LANE, LONDON SE1



ARCH 194 CARLISLE LANE, LONDON SE1



ARCH 194 CARLISLE LANE, LONDON SE1



ARCH 194 CARLISLE LANE, LONDON SE1

Location

The property is located along Carlisle Lane, parallel with Hercules Road and close to Lambeth Bridge. Local amenities can be found on Kennington Road with Lambeth North underground station within walking distance.

The Property

A recently refurbished rail arch currently trading as a hire bike store of approximately 1,714 sq ft (159 sqm). The property benefits from a high ceiling arch, roller shutter and disable W.C with tea-point.

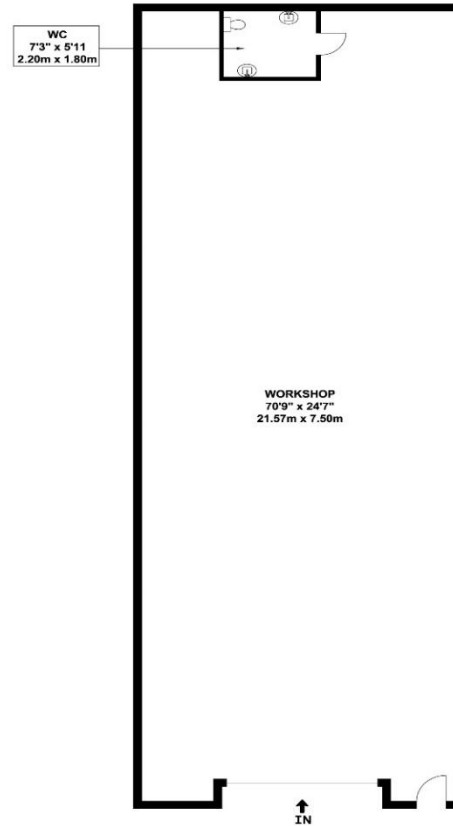
The mezzanine floor can remain as a storage area or removed if requested.

Available now on terms by arrangement.

£53,661 per annum exclusive of all outgoings.

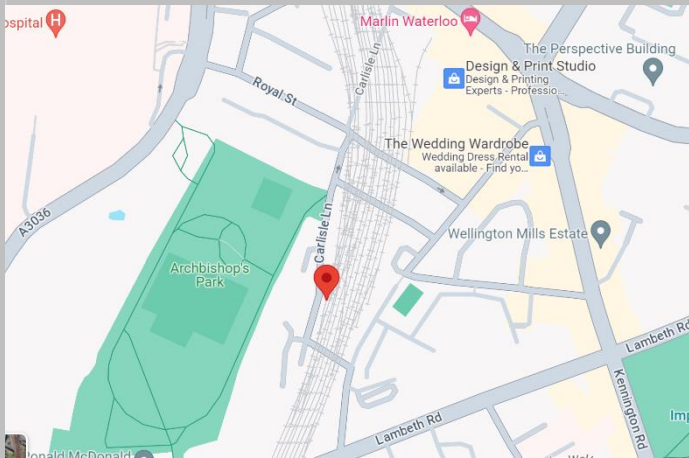
ARCH 194 CARLISLE LANE, LONDON SE1

CARLISLE LANE
LONDON SE1



APPROX. GROSS INTERNAL FLOOR AREA 1714.15 SQ. FT / 159.25 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".



Location

The property is located on Carlisle Lane, parallel with Hercules Road and within a short walk of Lambeth North station (Bakerloo line) and Waterloo mainline and underground services.

Specifications include:

- ❖ Open plan
- ❖ Tea-point
- ❖ Solid Floor
- ❖ Disabled W.C
- ❖ High ceiling
- ❖ Roller shutter
- ❖ Mezzanine floor
- ❖ Assessable to all locations

Term

A new lease available on terms by arrangement.

Rates

The Rateable Value for the year 2023/2024 is £54,500 per annum. Therefore the rates payable is approximately £27,000 per annum.

Service Charge

Approximately £400 per annum.

EPC

D – 84.

VAT

VAT is payable on the rent and service charge.

Rent

£53,661 per annum exclusive of all outgoings.

Further Details

Ian Lim
Lim Commercial

E: ian@limcommercial.com
Tel: 07885 912 982