



15 Newport Street, Vauxhall, London SE11 6AJ

Modern first floor office accommodation to let

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- Modern first floor office accommodation to let
- c. 2,000 sqft of self-contained office space
- Potential for a further c. 1,000 sqft of space at ground floor
- 3 parking spaces included although this could be increased
- £57,000pa (£28.50 per sqft)
- Adjacent to Damien Hurst Newport Street gallery and restaurant

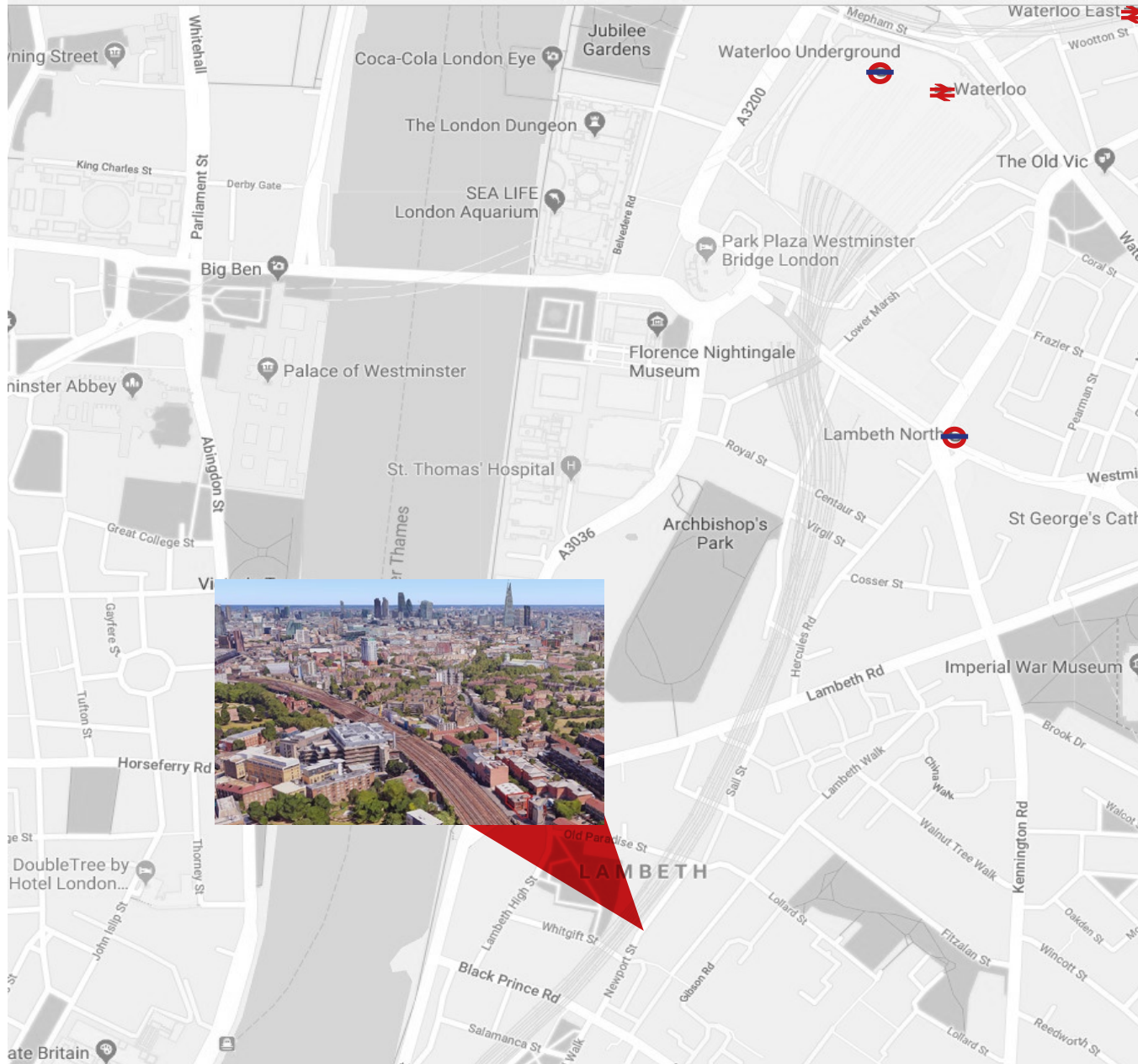
DESCRIPTION

An opportunity to rent a self-contained first floor office of c. 2,000 sqft with 3 parking spaces located behind secure gates in a central London location. The property is fitted out to a good office standard / specification and available for immediate occupation. There is potential for a further c. 1,000 sqft of office / storage accommodation at ground floor again fitted out to a good standard. There is also potential to increase the amount of parking spaces. The space is mainly open plan with two good sized meeting rooms. The property is located adjacent to Damien Hurst's Newport Street gallery and restaurant. www.newportstreetgallery.com www.pharmacyrestaurant.com

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**120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555**

1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454



LOCATION

Newport Street is well-located just off Lambeth Walk. Lambeth Road (A3203) is located 0.5 miles north of the property and provides access to Lambeth Bridge leading west into Westminster. Lambeth Road leads east into Borough and London Bridge. Vauxhall and Kennington are located to the south of the property. Waterloo Station is just half a mile to the North providing access to mainline services and the Northern, Bakerloo and Jubilee line. Kennington Underground Station is 1 mile to the South East providing access to the Northern line, and Vauxhall Underground Station is just 0.7 miles to the South, providing access to the Victoria line.

PLANNING/USE CLASSIFICATION

We understand that the property benefits from B1/B2/B8 uses. Therefore any B1 (office) tenants are permitted to use the space for this purpose.

BUSINESS RATES

According to the summary valuation effective from 1st April 2017, the rateable value for the property is £30,250. We understand rates payable therefore are approximately £14,097 per annum for the period 2017/2018. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

EPC

The property sits within band C. An EPC is available upon request.



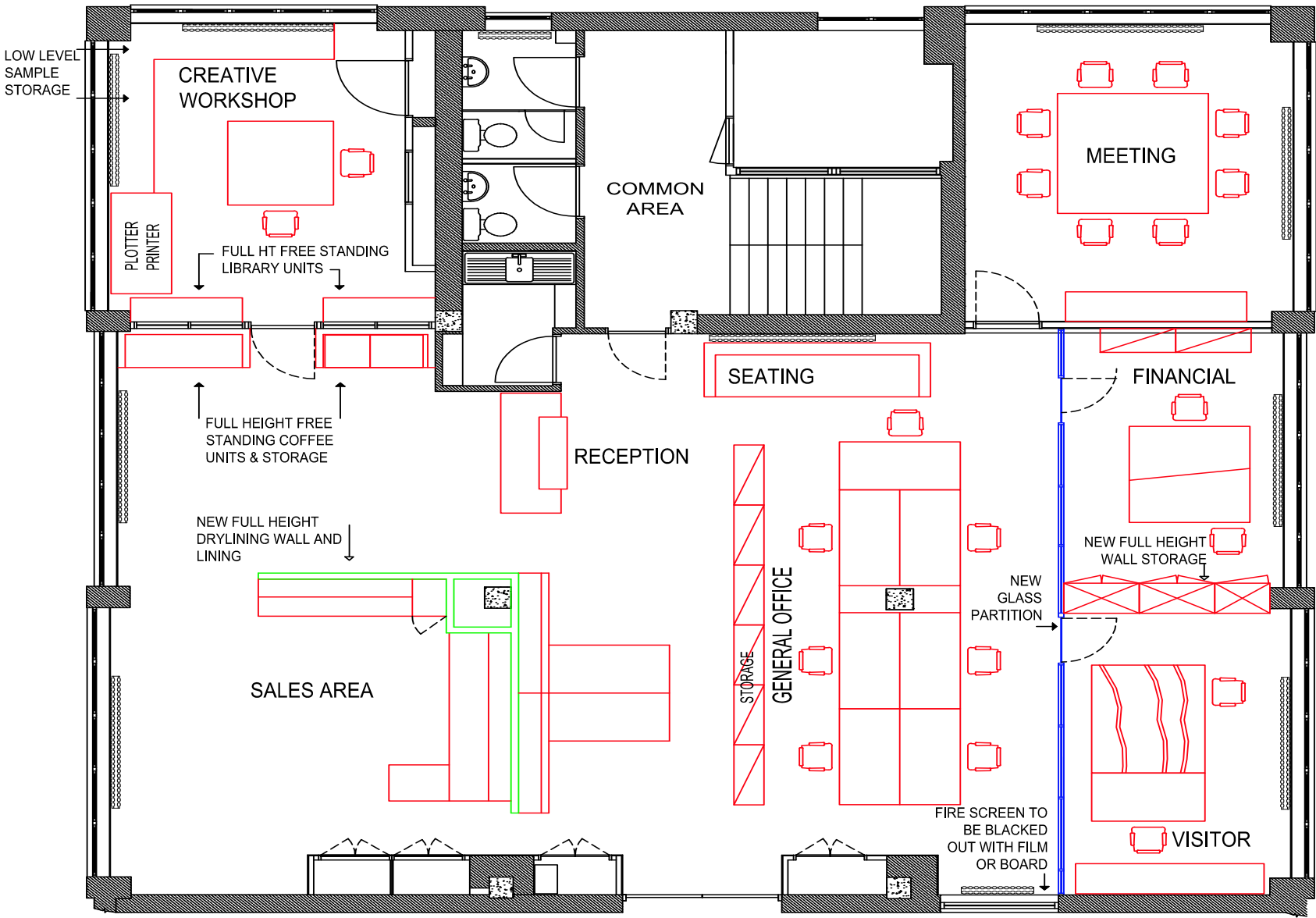
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FIRST FLOOR PLAN





TERMS

Guide - £57,000pa for an assignment of an existing lease running until 24th July 2020 (c.2 years), however, there is potential to increase the term until the end of 2021 (3 ½ years). As highlighted previously there is also potential for a further 1,000sqft of space at ground floor and additional parking.

SERVICE CHARGE

£3.00per sqft.

VIEWINGS

Please contact our London Bridge office on 020 7089 6555 to arrange a viewing.



**For more
information
contact:
Louis Markham or
Alan Glynn
020 7089 6555**



Meet the rest of the team...

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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