

**NEW INSTRUCTION**

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**FREEHOLD BUILDING FOR SALE  
WITH POTENTIAL TO EXTEND (S.T.P)**

**145-149 VAUXHALL STREET  
LONDON, SE11**



**9,614 sq ft (893.14 sq m) N.I.A.\***

**12,460 sq ft (1,157.53) G.I.A.\***

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**LOCATION:**

Located in a prominent position on the south side of the junction with Kennington Lane and Vauxhall Street. The area provides excellent transport links with Vauxhall Mainline and Underground (Victoria Line) Stations as well as Oval Underground Station (Northern Line) providing easy access to the City and West End. The building is well located for the recently developed Vauxhall Cross Interchange and St George Wharf scheme providing local occupiers with numerous retail and leisure facilities.

**DESCRIPTION:**

Comprising a two storey building of brick construction which benefits from comfort cooling throughout. The premises have B1 (Office) use with an element of B8 (Storage or Distribution) use in part which includes two vehicle loading bays and a separate goods reception to the southern end of the property.

A mixture of open plan accommodation is provided on the ground floor with a series of meeting rooms and private offices being located on the first floor. The building is currently owned and occupied by a property maintenance company and is therefore in a very good state of repair.

Planning permission was granted in April 2002 (now lapsed) for the construction of an additional floor to comprise approximately 5,500 sq ft of offices.

Floor	Use	Sq Ft	Sq M
Ground	B1 Office	3,225	299.64
Ground	B8 Trade Counter	1,042	96.77
First	B1 Office	5,347	496.70
<b>Total</b>		<b>9,614</b>	<b>893.11</b>

**AMENITIES:**

- \* Comfort Cooling
- \* Raised Floor (Ground)
- \* Perimeter Trunking (1<sup>st</sup> Floor)
- \* Goods Delivery Reception
- \* Suspended Ceiling
- \* Double Glazing
- \* Fully Cabled
- \* Goods Lift
- \* Disabled, Male & Female WC's
- \* Kitchens

**PRICE:**

£1.9m, plus VAT, subject to contract.

**RATES:**

Based on information received from the Valuation Office, we understand the rates payable for the year commencing 1<sup>st</sup> April 2009 are approximately £20,855 per annum. Interested parties are advised to make their own investigations.

**LEGAL COSTS:**

Each party is to be responsible for its own legal costs.

**VIEWING:**

By appointment through sole agents Ashwell Rogers:

Ash Sharma  
020 7758 3285  
[ash@ashwellrogers.com](mailto:ash@ashwellrogers.com)

Ben Lewis  
020 7758 3286  
[ben@ashwellrogers.com](mailto:ben@ashwellrogers.com)

June 2009

Subject to Contract

\*Subject to on site measurement



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