

estate agency by

**f y f e m c d a d e**

**TO LET**

**7 Glasshouse Walk**  
London, SE11 5ES

**22,294 sq ft**





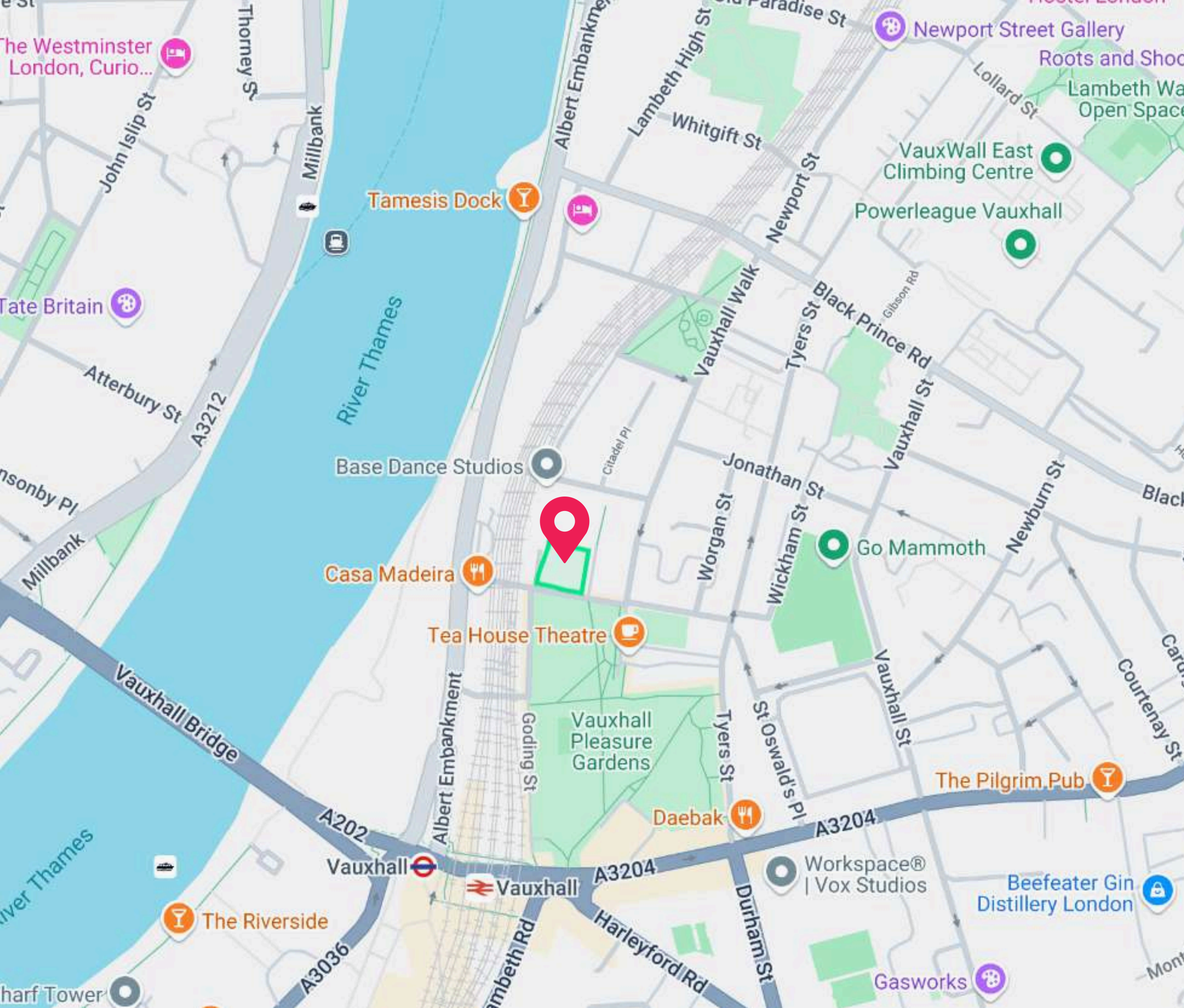
# 22,294 sq ft Industrial Unit To Let in the heart of Vauxhall.



## Key Points

- Loading docks, roll-up doors & vehicle access
- 3-Phase Power
- Secure fencing gates
- Alarm systems & CCTV
- Zone 1
- Available for 1 year
- 22,294 sq ft





## Location

Located in the vibrant Vauxhall area, this property offers excellent transport links, including Vauxhall Station with access to the Victoria Line, National Rail, and bus services.

The area is a mix of residential, commercial, and leisure developments, providing easy access to amenities, restaurants, and green spaces.

Its proximity to the River Thames and major roads, such as the A3 and A202, makes it an ideal location for businesses.

## Transport Links



Vauxhall Station - 6 min walk





Tate Britain

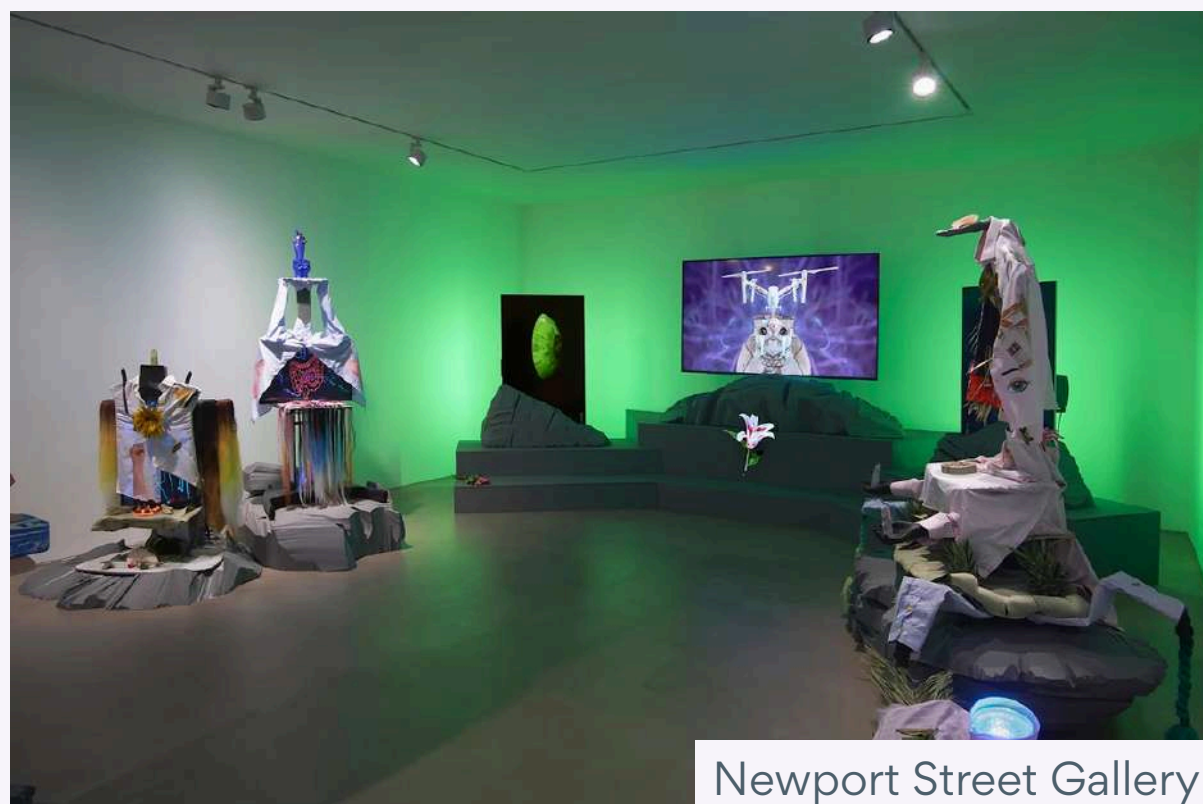


The Black Dog

A VIBRANT AND  
CULTURALLY RICH  
HUB,  
VAUXHALL IS A  
TOP-TIER  
LOCATION FOR  
YOUR BUSINESS



Vauxhall City Farm



Newport Street Gallery



Cottons



Gasworks Gallery



# Description

This secure industrial site in Vauxhall comprises three main buildings surrounding a central yard area.

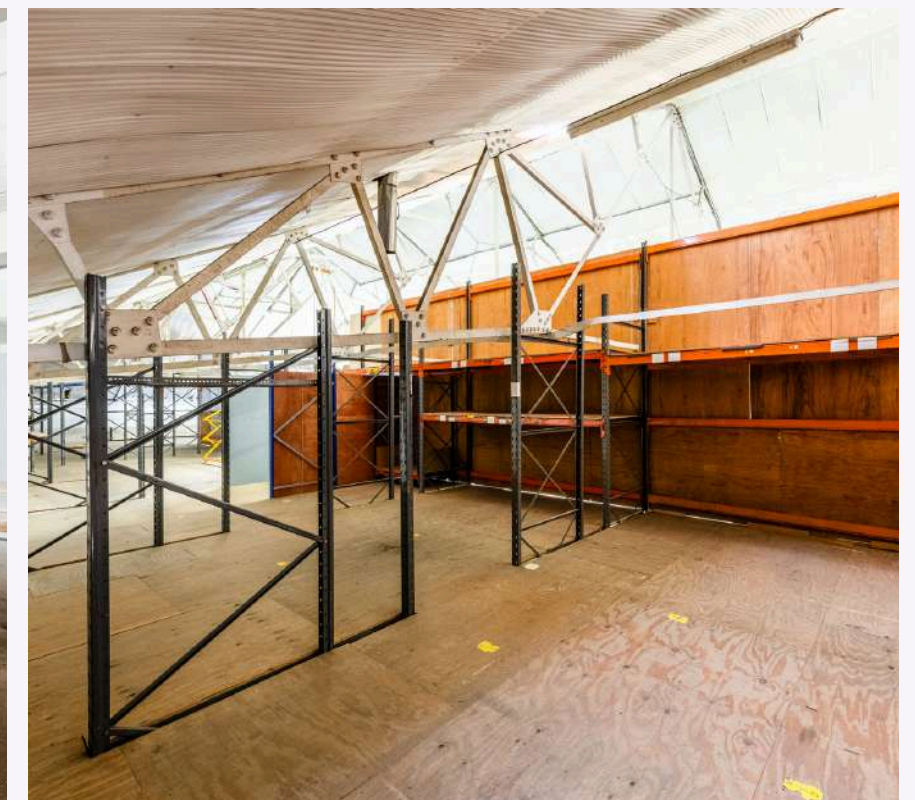
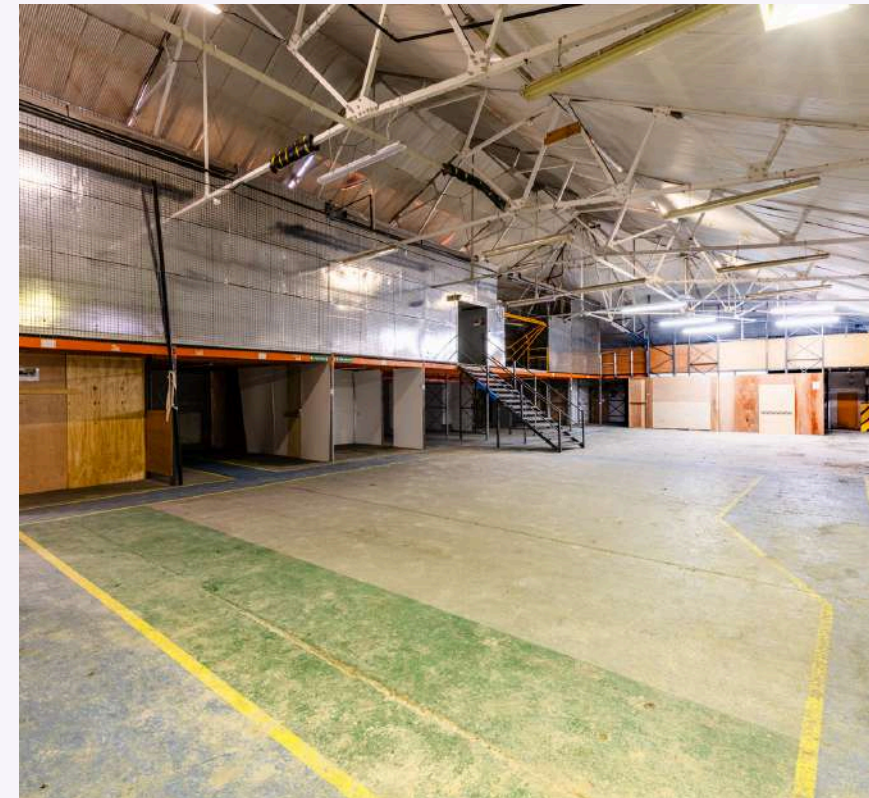
The Main Warehouse offers 8,809 sq ft of space with two concertina loading doors, 9m eaves, three-phase power, lighting, and skylights.

Flax House provides 12,231 sq ft across four floors, combining office and warehouse accommodations.

Additionally, the Link Building offers 1,254 sq ft with a concertina loading door and 5.2m eaves height.

The site is fully gated, ensuring security, and is ideally located with excellent transport links and local amenities, making it perfect for industrial and mixed-use purposes.

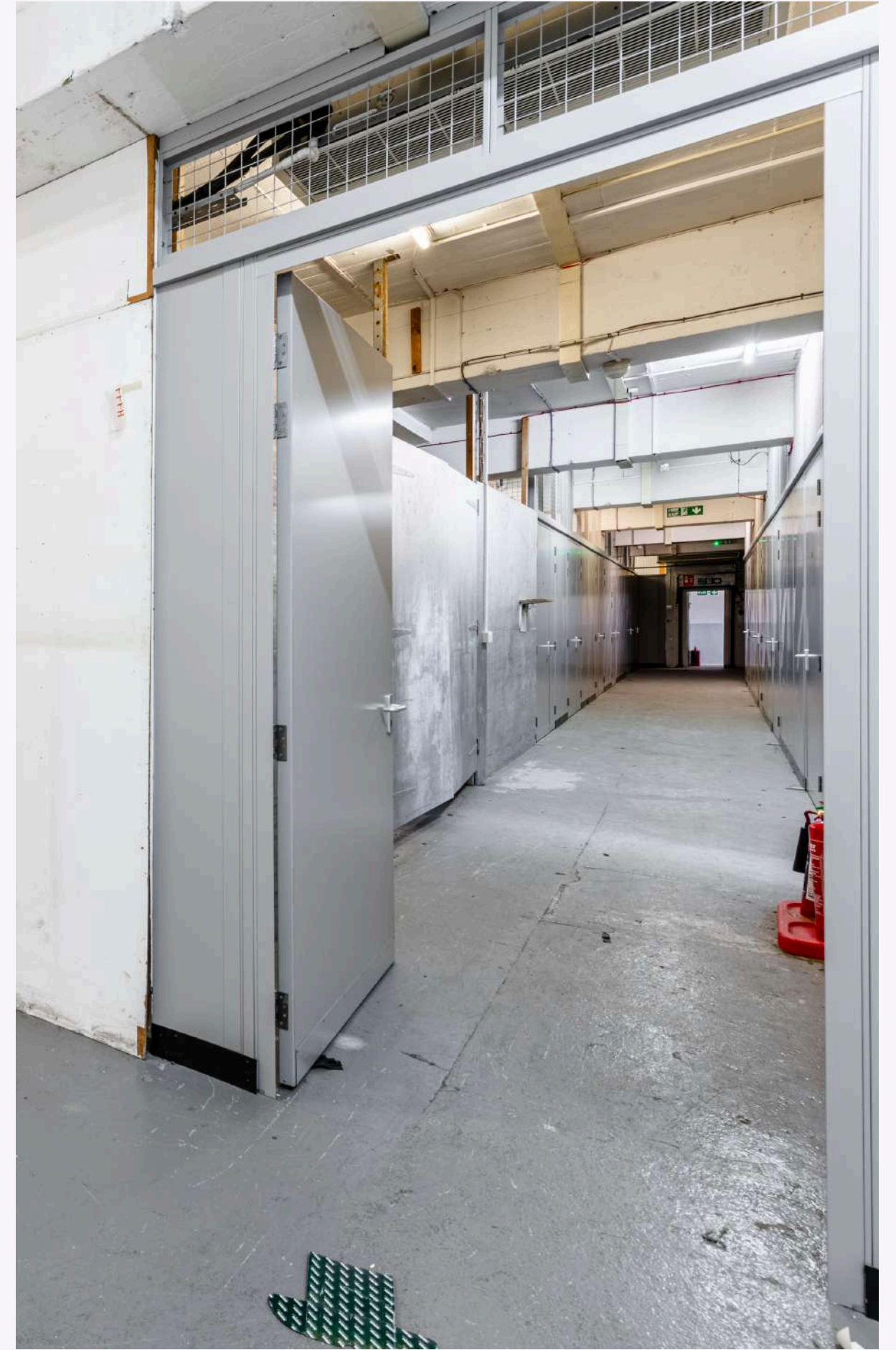
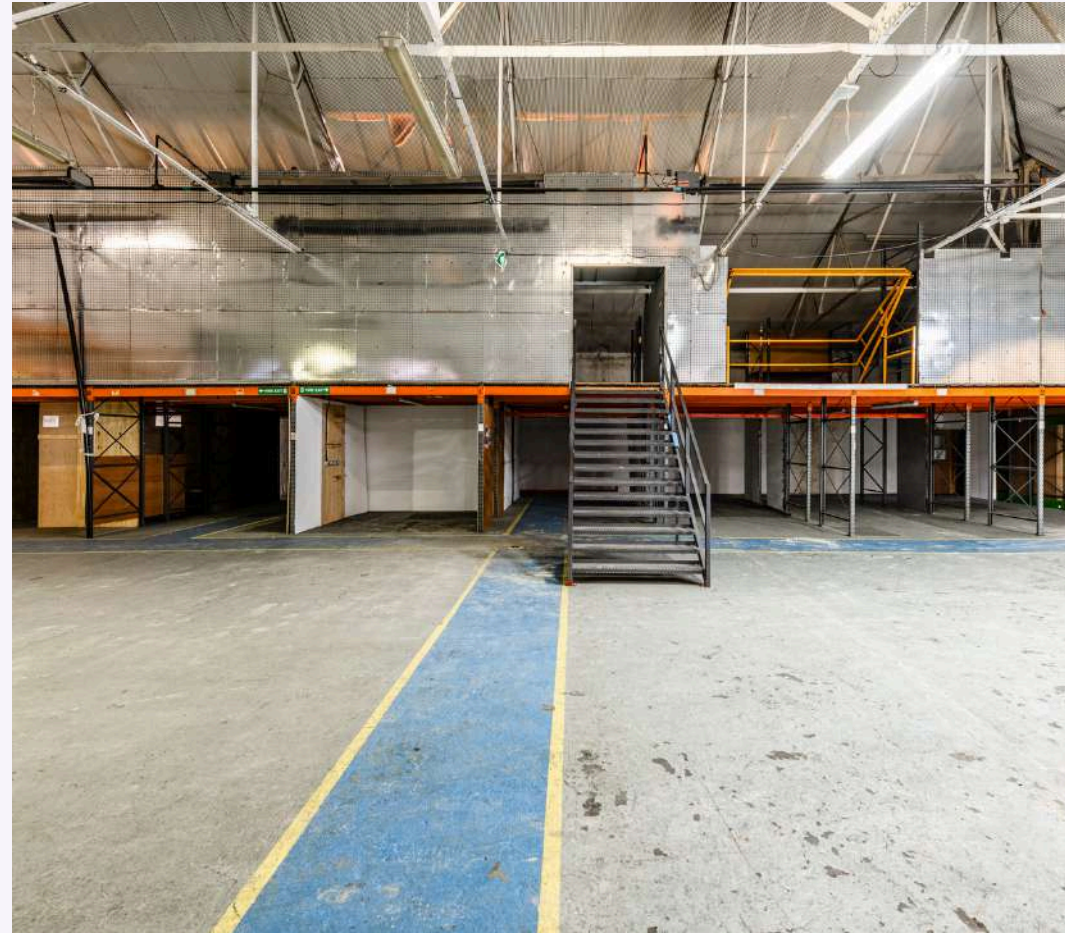
The landlord is in the process of applying for a planning application and cannot grant a lease for longer than one year initially, however he is happy to allow the tenant to continue to stay past the first year on a rolling contract basis if a decision has not been made on his planning application.













# Accommodation

Unit	Property Type	sq ft	Availability
Basement - Office	Office	806	Available
Ground - Flax House	Industrial / Logistics	4,732	Available
Ground - Link Building	Industrial / Logistics	1,253	Available
Ground - Warehouse	Industrial / Logistics	8,809	Available
1 <sup>st</sup> - Office	Office	4,428	Available
2 <sup>nd</sup> - Office	Office	2,265	Available

# Rent, Rates & Charges

Rent	£250,000 pa
Rateable value	We recommend making enquiries directly with Lambeth Council.
Service Charge	N/A
VAT	TBC

# Viewings & Further Info



**George Sarantis**  
020 7613 4044 | 073 1107 7549  
George@fyfemcdade.com



**Quba Medford**  
020 7613 4044 | 079 1288 3110  
Quba@fyfemcdade.com



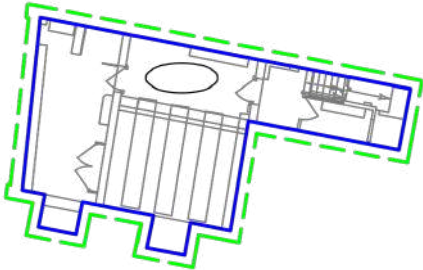
AREA PLAN

7 GLASSHOUSE WALK

LONDON, SE11

Ground Floor			
Gross Internal Area			
<div></div>	GIA	1291.8 sq m	13905 sq ft
Gross External Area			
<div></div>	GEA	1374.5 sq m	14795 sq ft

Basement			
Gross Internal Area			
<div></div>	GIA	58.6 sq m	631 sq ft
Gross External Area			
<div></div>	GEA	74.9 sq m	806 sq ft





AREA PLAN

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