

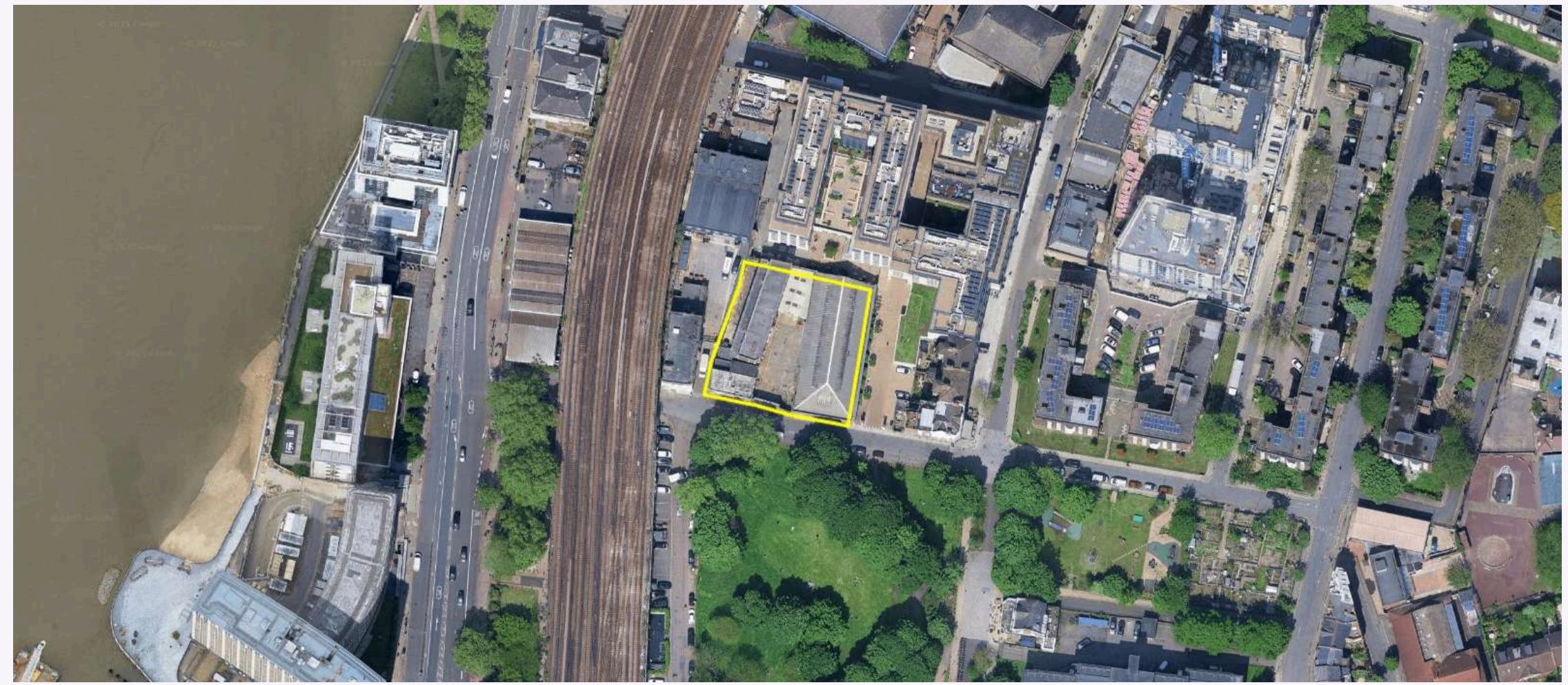
**TO LET**

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

**22,294 sq ft**

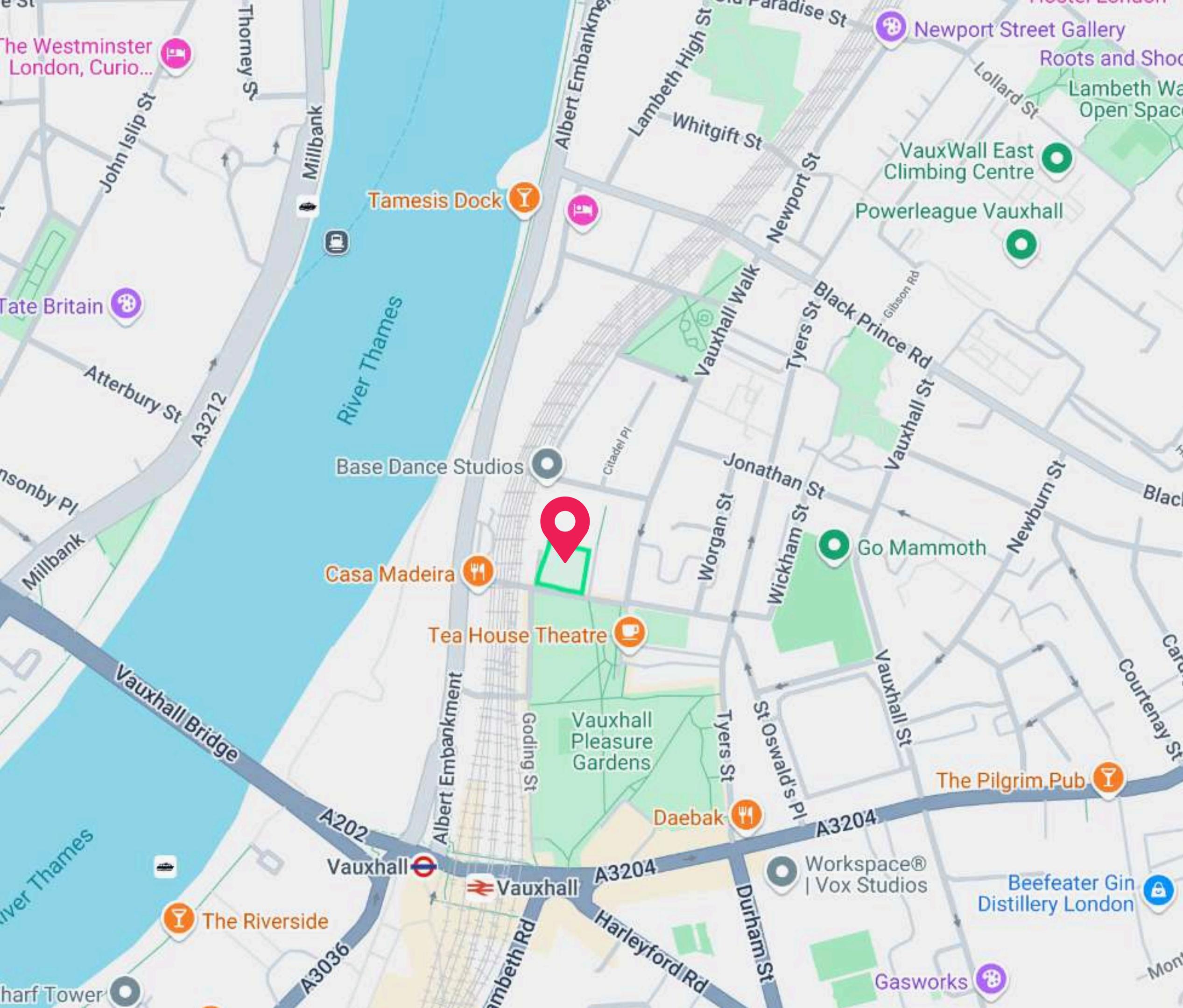


**22,294 sq ft  
Industrial Unit To  
Let in the heart of  
Vauxhall.**



## 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

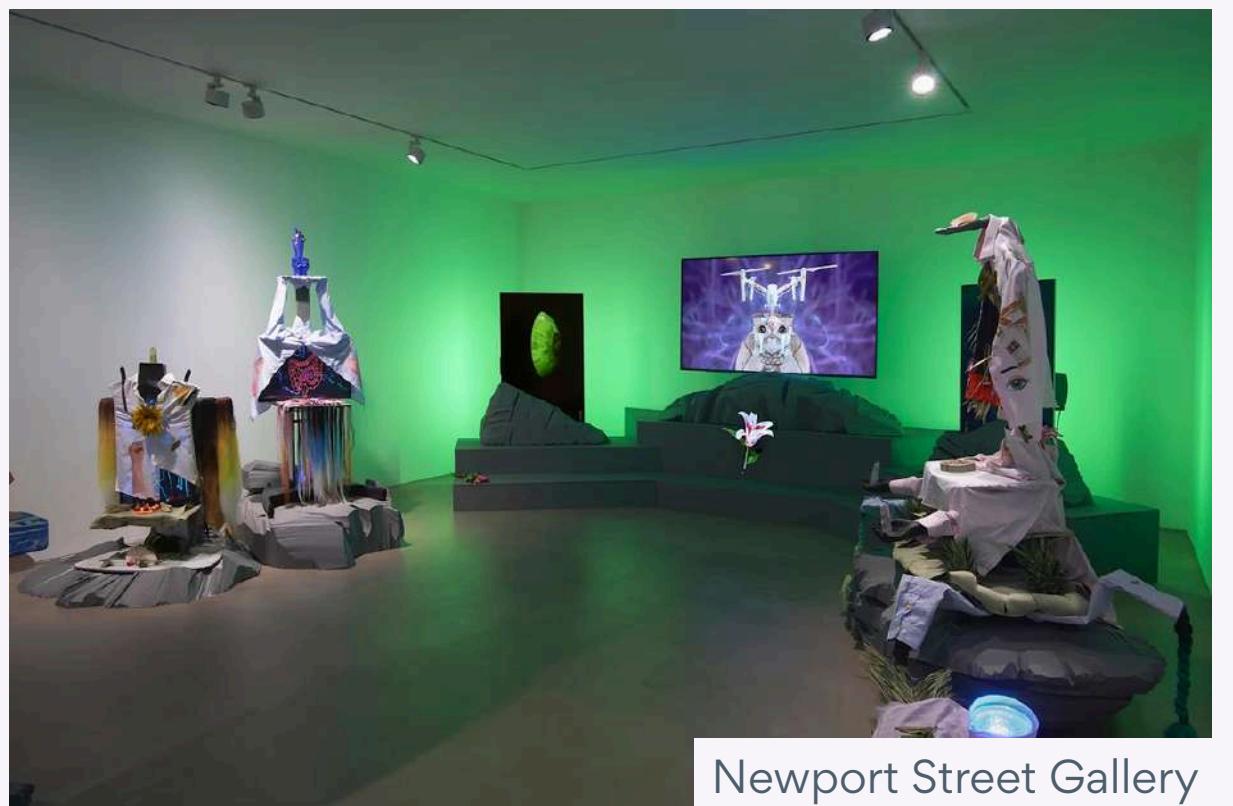


The Black Dog

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.

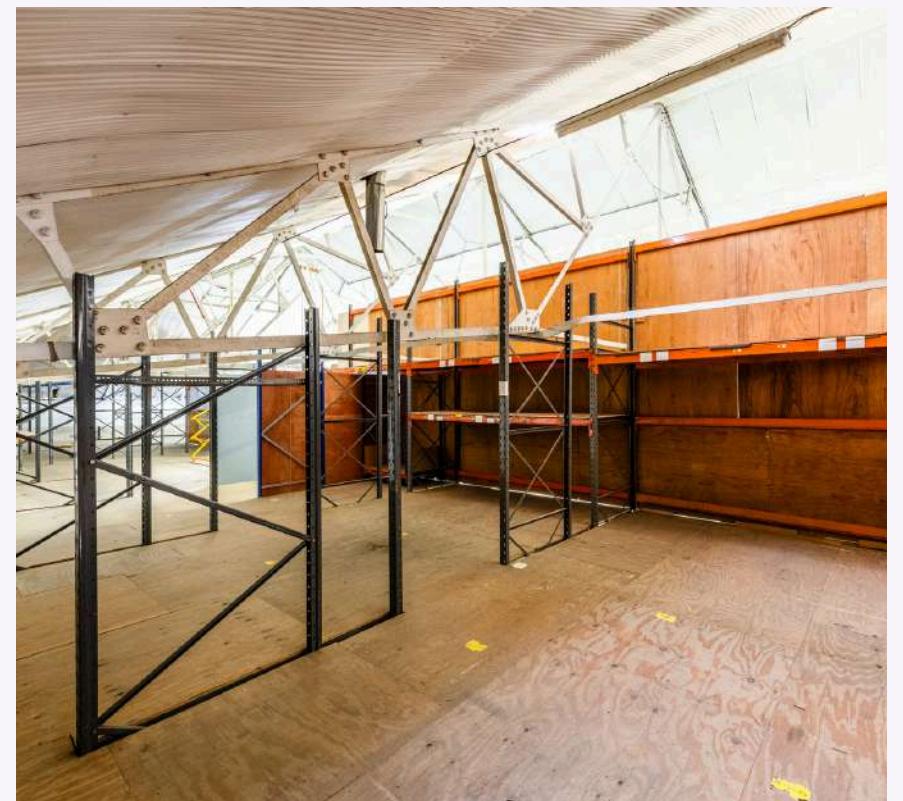
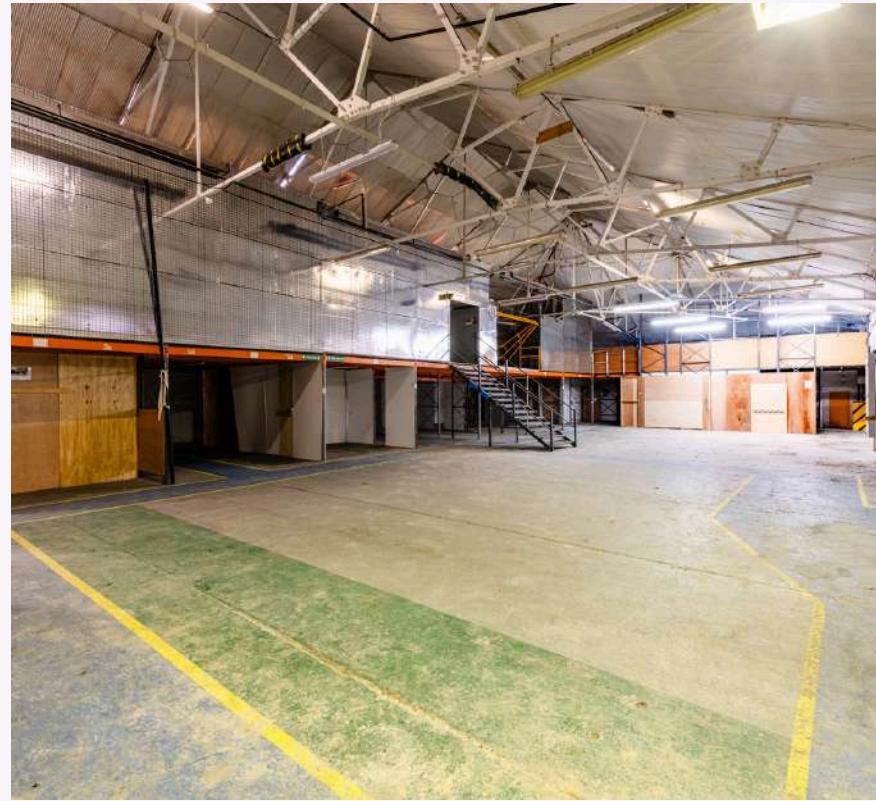
The Main Warehouse offers 8,809 sq ft of space with two concertina loading doors, 9m eaves, three-phase power, lighting, and skylights.

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

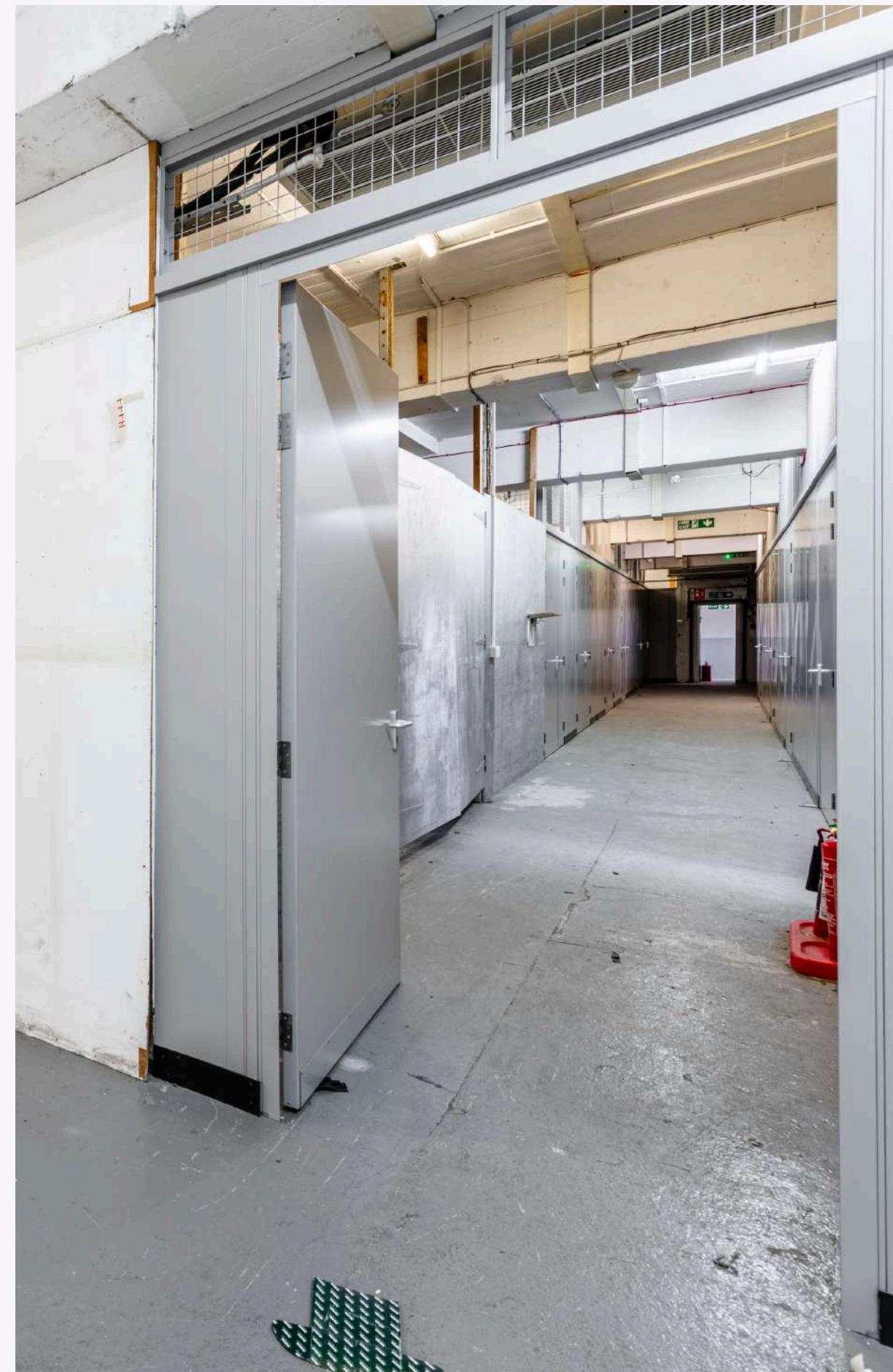
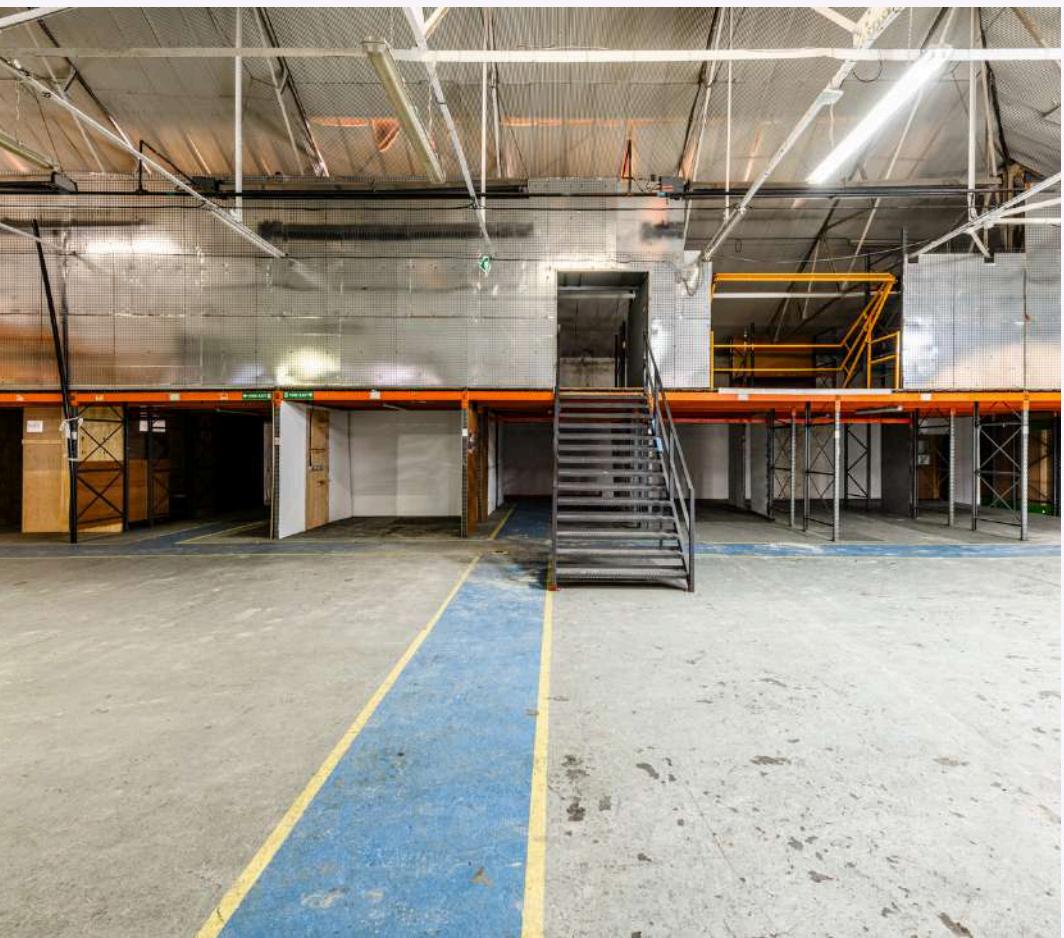
Additionally, the Link Building offers 1,254 sq ft with a concertina loading door and 5.2m eaves height.

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

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

## Viewings & Further Info



**George Sarantis**

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## AREA PLAN

### 7 GLASSHOUSE WALK

LONDON, SE11

#### Ground Floor

##### Gross Internal Area

GIA 1291.8 sq m 13905 sq ft

##### Gross External Area

GEA 1374.5 sq m 14795 sq ft



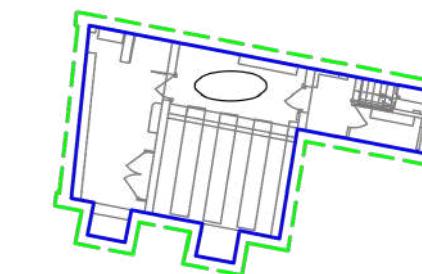
#### Basement

##### Gross Internal Area

GIA 58.6 sq m 631 sq ft

##### Gross External Area

GEA 74.9 sq m 806 sq ft



Warehouse GIA  
775.8 sq m  
8350 sq ft

Warehouse GEA  
818.4 sq m  
8809 sq ft

## AREA PLAN

### 7 GLASSHOUSE WALK

LONDON, SE11

#### Second Floor

##### Gross Internal Area

GIA 193.7 sq m 2085 sq ft

##### Gross External Area

GEA 210.4 sq m 2265 sq ft

#### First Floor

##### Gross Internal Area

GIA 390.1 sq m 4199 sq ft

##### Gross External Area

GEA 411.4 sq m 4428 sq ft

