

# COMMERCIAL PREMISES TO LET IN PRIME RESIDENTIAL DEVELOPMENT

## 81 Black Prince Road, Albert Embankment London SE1

### LOCATION

The premises are located at the ground floor of the landmark Parliament House development in close proximity to the River Thames and Lambeth Bridge. The area benefits from having a substantial residential and office population.

Vauxhall mainline and underground stations are located a short walk from the premises.

### ACCOMMODATION

The premises are arranged on ground floor; it can be made available as a whole or on the basis of a split.

Unit 1: 1,789 sq/ft      Unit 2: 1,937 sq/ft

Unit 1 & 2: 3,735 sq/ft

### LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

### RENT

Unit 1: £72,500      Unit 2: £72,500

Unit 1 & 2: £140,000



### USE

A1, A2, B1, D1, D2 uses will be considered, subject to planning.

### RATES

Interested parties are advised to make their own enquiries with the relevant Local Authority.

### LEGAL COSTS

Each party is to bear their own legal and associated costs relating to the transaction.

### EPC

Available on request.

### VIEWING

Viewings to be arranged strictly through joint agents, Blanchflower Lloyd Baxter and Crump Winter

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Mob: 07900 217 624

Mike Crump: [mike@crumpwinter.com](mailto:mike@crumpwinter.com)

Mob: 07970 274 222

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

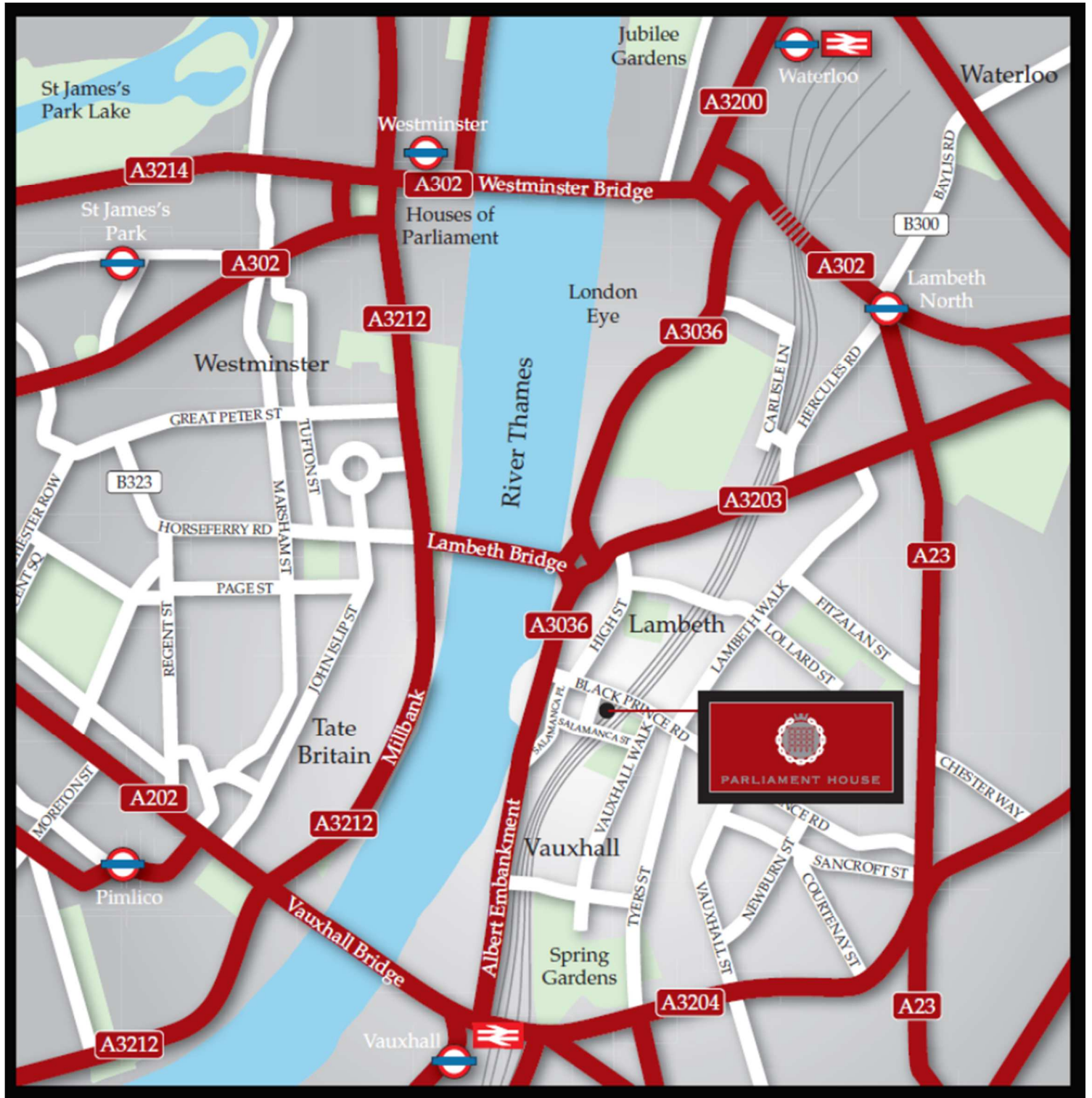
# GROUND FLOOR PLAN



S = Services  
 \* Development layout not to scale, for indication only.

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