

## 2 Denbigh Street, London, SW1V 2ER



Class E unit to let  
1,437 sq ft (2,152 sq ft gross)  
£42,000 per annum

Excellent corner position in the heart of Pimlico



81 ROCHESTER ROW, WESTMINSTER, LONDON SW1P 1LJ

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**Location:**

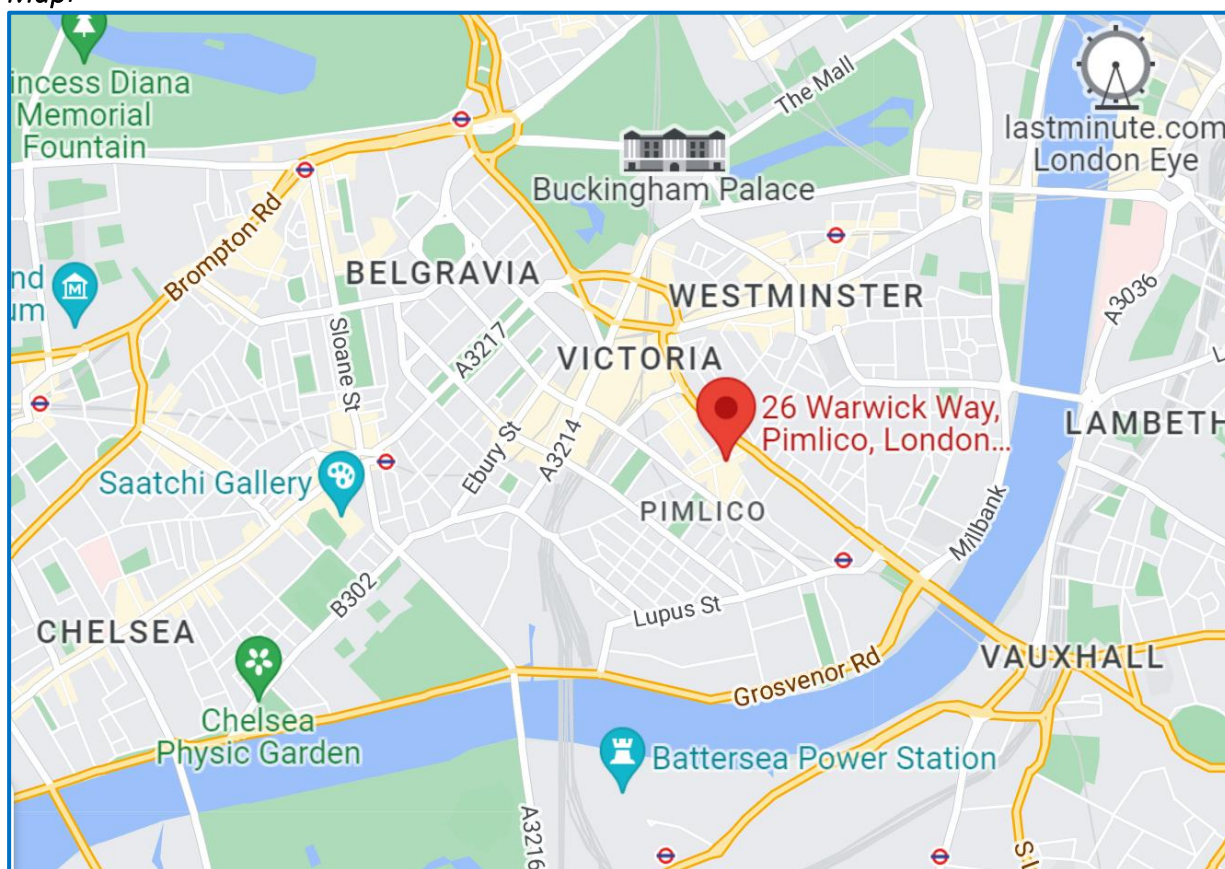
Pimlico is surrounded by Chelsea and Belgravia to the west, Victoria and St James's to the north, Westminster to the east and Nine Elms and Battersea to the south.

Located in the heart of the Pimlico retail district, the Warwick Way retail parades comprises various national multiples including Waitrose, Tesco and Holland & Barrett and independent retailers, restaurants and popular pubs. It is a busy road and bus route with high footfall.

The property is located at the junction with Wilton Road (which becomes Denbigh Street further southeast), the other main retail thoroughfare in Pimlico which includes a range of retail units, restaurants including Nando's, Giraffe, two Michelin star restaurant A Wong, and soon-to-open Mildreds vegetarian restaurant, and a large Sainsburys supermarket. Wilton Road leads directly to London Victoria Station which is a 5 minute walk away.

2 Denbigh Street comprises one of the best-positioned commercial units in central Pimlico being on the corner of the Warwick Way – Wilton Road junction. Despite its address, the vast majority of this unit's frontage is on Warwick Way.

**Map:**



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## Description:

2 Denbigh Street comprises a Victorian end-of-terrace three storey building arranged over lower ground, ground and two upper floors. The commercial premises are arranged over basement and ground floors. The upper floors comprise residential accommodation.

The commercial premises have recently been fitted out to a high standard as air-conditioned offices at ground floor level with a good quality kitchen, break-out room and two WCs within part of the basement. The remainder of the basement is arranged as separate rooms/vaults and are in need of refurbishment.

## Approximate Net Internal Floor Areas:

Ground floor	- 725 sq ft
Basement (not including vaults)	- 712 sq ft
<b>TOTAL</b>	<b>- 1,437 sq ft</b>
Basement vaults:	- 301 sq ft

**Approximate Gross Internal Floor Area** - 2,152 sq ft

**Business Rates:** The Rateable Value listed for the commercial premises is £34,250. Note that this is not the amount payable and interested parties should make their own enquiries.

**EPC:** The commercial EPC has a rating of C and is available upon request.

**User:** The commercial premises have [Class E](#) commercial use which permits a range of uses including but not limited to office, retail and medical uses.

**Asking rent:** £42,000 pa.

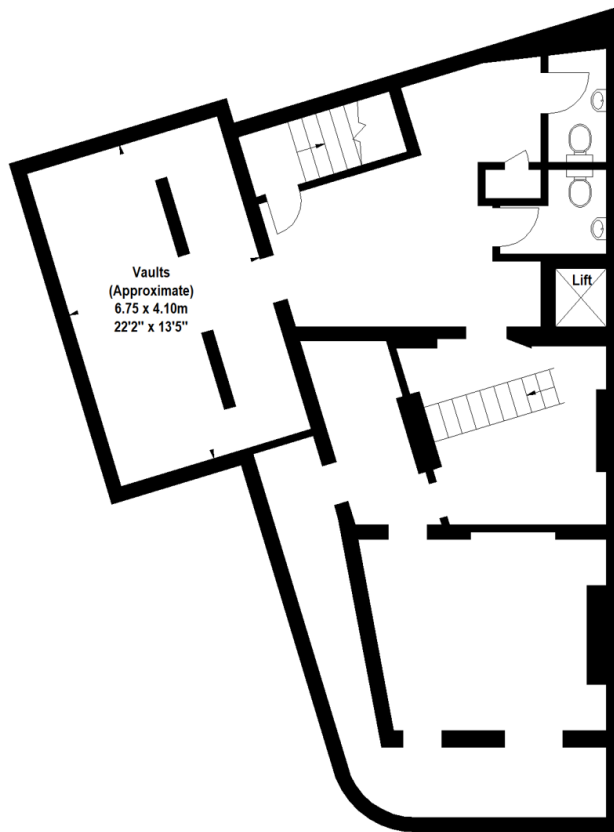
**All enquiries and for viewings:** Please contact James Reeves MRICS  
[james.reeves@andrewreeves.co.uk](mailto:james.reeves@andrewreeves.co.uk) and 07940570969 / 0207 881 1340



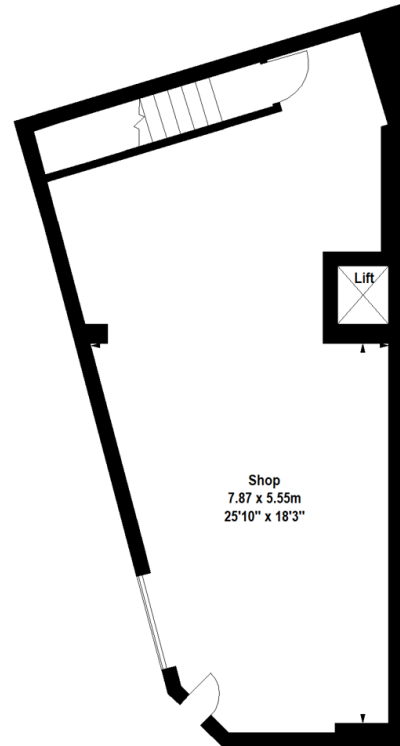
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Floorplan:



Basement



Ground Floor



Photos:



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*These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.*

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