

SUITABLE FOR INVESTORS,
DEVELOPERS AND OWNER OCCUPIERS

50 VAUXHALL BRIDGE ROAD LONDON, SW1V

An extremely rare and vacant former warehouse style building within Westminster offering significant development potential for office use or a co-living scheme.



EXECUTIVE SUMMARY

- Perfectly located with prominent frontage along Vauxhall Bridge Road and within **0.1 miles of Pimlico Underground** and **0.7 miles of Victoria Station** thus benefitting from high footfall and visibility.
- Majority of ground floor **slab to slab c 3.8m and over 5m floor to ceiling at highest point** on the 1st floor once the suspended ceilings are removed.
- **Totalling 15,388ft²**, this unique commercial premises benefits from multiple entrances, loading facilities and ceiling heights of up to 6m in part of the first floor and almost 4m at ground level.
- Once refurbished, the **ERV is in the region of £60/ft²**, totalling c.£925,000pa.
- Significant pre-planning work has been undertaken and positively received from the London Borough of Westminster that the redevelopment of the rear element into a LG, G and 4 storey living scheme would meet bulk, massing and use criteria.
- **Indicative plans for a 53 units, co-working and communal amenity co-living scheme** are proposed based on positive council feedback.
- **EPC rating C.**
- Freehold with vacant possession.
- VAT is applicable.
- **Guide Price – £6,000,000 Subject To Contract** which equates to a **low capital value of £390/ft²**.



BUCKINGHAM PALACE

LONDON EYE

BIG BEN

TATE BRITAIN

50 VAUXHALL BRIDGE ROAD

PRET A MANGER



LOCATION

50 Vauxhall Bridge Road is ideally positioned in the heart of Westminster, just a 2-minute walk from Pimlico Station.

The property enjoys a prime Central London location, moments from the River Thames, Victoria and the iconic landmarks of Westminster. Surrounded by a mix of renowned restaurants, independent cafés, traditional pubs and local amenities, the area offers a vibrant atmosphere throughout the day and evening.

50 Vauxhall Bridge Road also benefits from excellent connectivity, with Pimlico, Victoria and St James's Park stations all within easy reach, providing access to the Victoria, District and Circle lines, as well as National Rail services. From Victoria Station, King's Cross St Pancras can be reached in around 10 minutes, with the West End, the City and Canary Wharf all conveniently accessible.





CONNECTIVITY



WALK

PIMLICO STATION	0.1 MILES	2 MINS
TATE BRITAIN	0.3 MILES	7 MINS
WAITROSE & TESCO EXPRESS	0.3 MILES	7 MINS
SAINSBURY'S	0.5 MILES	10 MINS
CARDINAL PLACE	0.7 MILES	15 MINS



RAIL

BRIXTON	VICTORIA LINE	9 MINS
GREEN PARK	VICTORIA LINE	12 MINS
OXFORD CIRCUS	VICTORIA LINE	13 MINS
WATERLOO STATION	VICTORIA/JUBILEE LINE	18 MINS
SOUTH KENSINGTON	DISTRICT/CIRCLE LINE	24 MINS
GATWICK AIRPORT	SOUTHERN RAILWAY	47 MINS
HEATHROW AIRPORT	VICTORIA/PICCADILLY LINE	60 MINS

LOCAL OCCUPIERS

SUPERMARKETS

- 1 Little Waitrose
- 2 Tesco Express
- 3 Sainsbury's

FOOD AND DRINK

- 1 Popin
- 2 The Roasting
- 3 Rosa's Thai
- 4 The Ivy
- 5 Pizza Express

AREAS OF INTEREST

- 1 Tate Britain
- 2 Royal Horticultural Halls
- 3 Westminster Cathedral
- 4 Buckingham Palace
- 5 Westminster Abbey
- 6 Big Ben
- 7 Cardinal Place



DESCRIPTION

Built in the 1920s the building is arranged over ground and first floor and enjoys a dual-frontage position with a prominent address on Vauxhall Bridge Road and full-depth site access from Douglas Street to the rear. First floor offices extend across the rear of the site, served by three separate entrances — including dedicated loading access from Douglas Street — offering the potential to split and operate as self-contained suites.

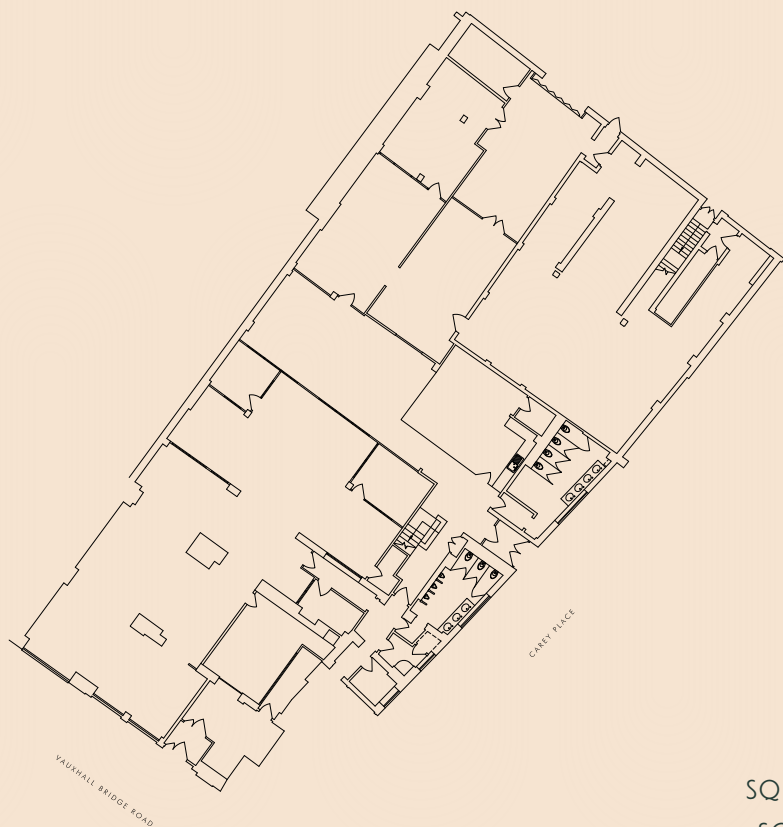
Retaining its former warehouse character, the building benefits from generous ceiling heights of up to 3.8m at ground floor and up to 6m in part at first floor. The premises are situated beneath a self-contained residential block, which falls outside the scope of the sale.

The existing use is commercial (Class E).



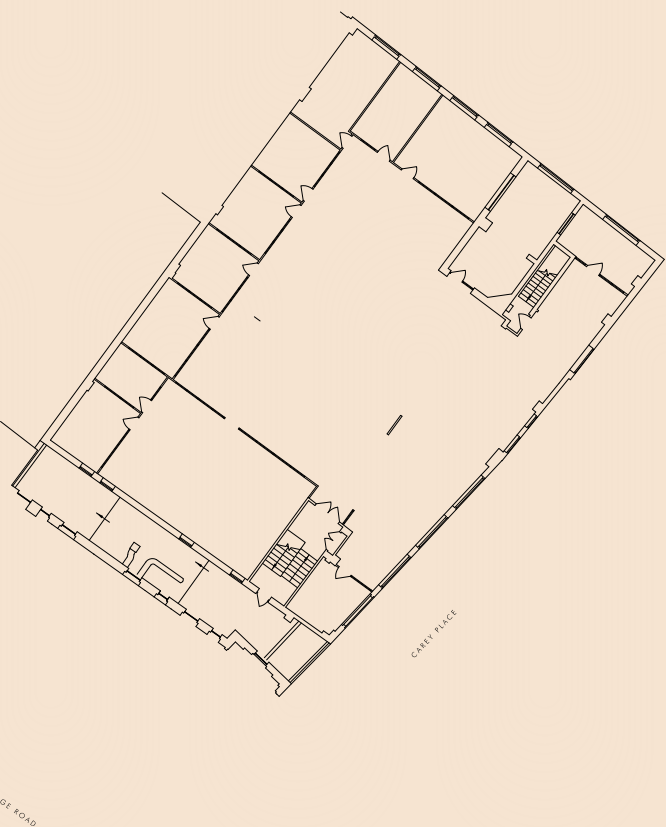
FLOOR PLANS & ACCOMMODATION SCHEDULE

GROUND FLOOR



SQ FT: 8,934
SQ M: 830

FIRST FLOOR



SQ FT: 6,458
SQ M: 599.97

TOTAL SQ FT: 15,392
TOTAL SQ M: 1,429.97

POTENTIAL CO-LIVE SCHEME



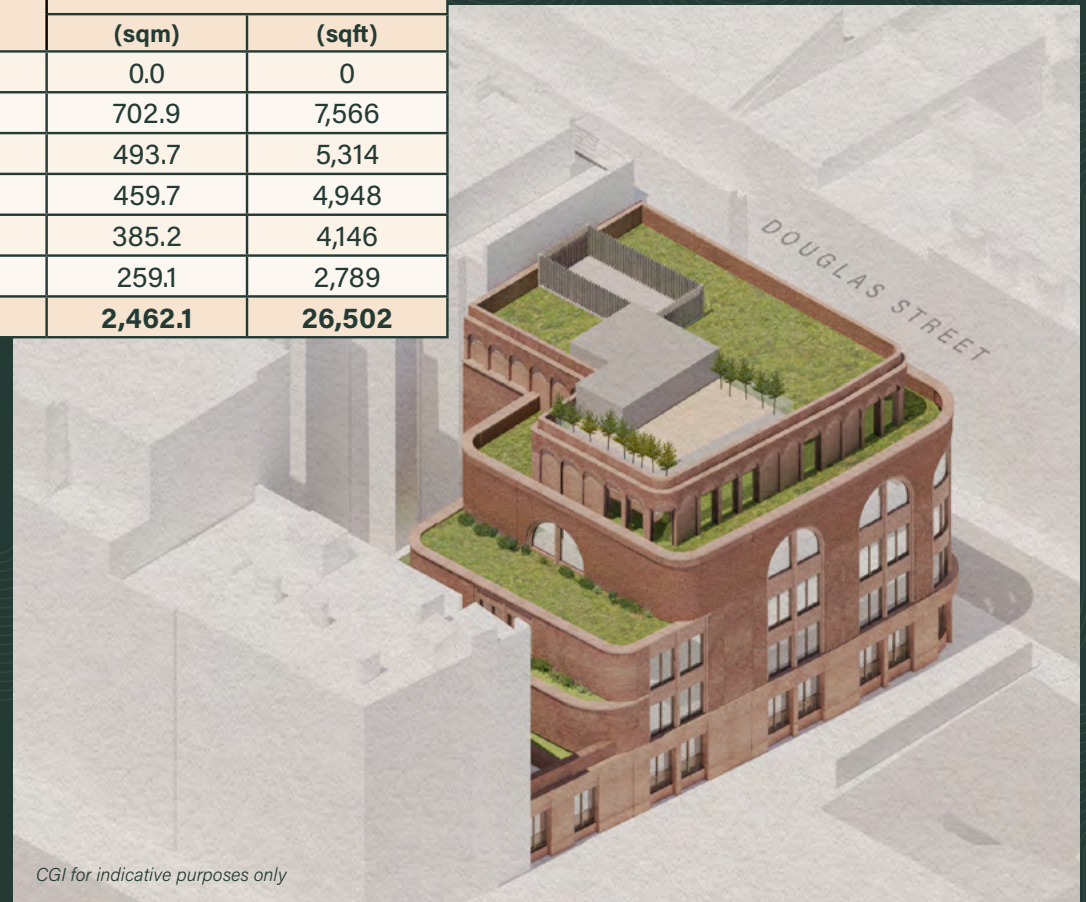
The site benefits from a strong and evolving planning position. Prior approval was granted in May 2025 for the conversion of the existing commercial floorspace into 18 residential dwellings under permitted development rights, demonstrating the site's established residential development potential.

More recently, a co-living scheme has been advanced as the preferred development strategy, reflecting the site's location within the City of Westminster and its excellent connectivity. Following a pre-application meeting with Westminster City Council officers in June 2026, the co-living use was met with a positive response, with officers indicating that the scheme should be in a position to receive a recommendation for approval.

Co-living is increasingly recognised by Westminster as an appropriate and efficient form of residential accommodation, and this site considering the location is well-placed to deliver a high-quality scheme. Prospective purchasers are advised to make their own planning enquiries.

The results of these conversations with the local authority is a **proposed 53 unit co-live scheme** benefitting from direct access from and prominent frontage on Vauxhall Bridge Road with indicative areas as follows:

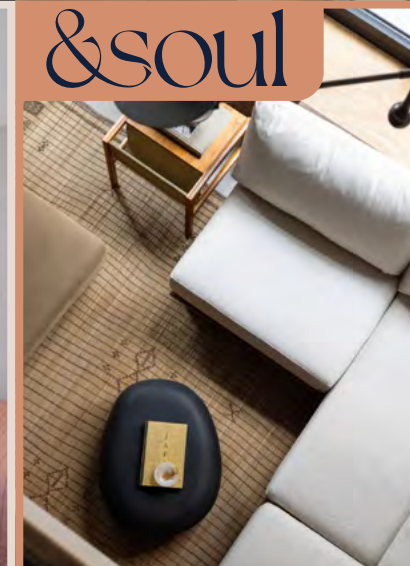
FLOOR	PROPOSED GIA	
	(sqm)	(sqft)
Basement	0.0	0
Ground	702.9	7,566
First	493.7	5,314
Second	459.7	4,948
Third	385.2	4,146
Fourth	259.1	2,789
Total	2,462.1	26,502



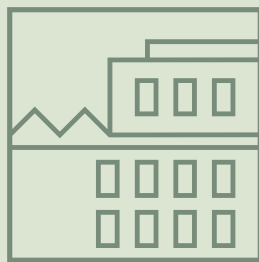
CO-LIVING COMPARABLES

OPERATOR	ADDRESS	STUDIO	1 BED	2 BED	3 BED
Folk Living	Sunday Mills (Earlsfield)	£1,809 - £2,300*			
Folk Living	Florence Dock (Battersea)	£1,890 - £2,268*			
Vonder	Wembley		£1,895 - £2,095*		£ 3,295*
Vonder	Shoreditch		£2,700*	£ 3,350*	£4,700*
Vonder	Hill (Islington)		£ 2,150 - £2,325*		
Gravity Co	Notting Hill (Flex-Living)	£2,100 - £2,470*			
Enclave	Acton	£1,925 - £2,075*			
Essential Living	Vantage Point (Islington)		£2,600 - £2,850*		
Dolphin Square	Pimlico	£2,000*	£2,959*	£3,661*	£6,056*
&Soul	Shoreditch	£1,800*			
Node	Limehouse	£1,742*	£2,154*		

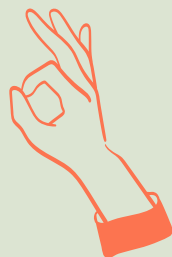
*Prices shown are PCM



FOLK.



VONDER



TENURE

Freehold.

EPC

The building benefits from a EPC C (52).

VAT

The property is elected for VAT.

PROPOSAL

Guide Price – £6,000,000 Subject To Contract which equates to a low capital value of £390/ft².

CONTACT US



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