

## TO LET Retail Unit Pimlico

2 Warwick Way  
Pimlico, London, SW1V 1RU

### Key information

- Prominent return frontage on busy junction.
- Close to Pimlico and Victoria train stations
- Planning Use Class E
- Size - 1,458 sq ft
- Quoting rent £75,000 per annum



Image is AI generated

### Contact

Ella Traynor – 07958 028 582  
ella.traynor@rapleys.com

Lewis Sinclair – 07908 227 966  
lewis.sinclair@rapleys.com



Location

The property is located between Pimlico and Victoria train stations, Victoria is a major transport hub in London with approximately 91 million passengers through the station every year.

The subject property is prominently positioned on the corner of Warwick Way and highly visible from Vauxhall Bridge Road. Pimlico benefits from 2 main retailing pitches, Warwick Way and Wilton Road. Nearby occupiers include Leyland, Holland & Barrett, Specsavers, Waitrose and Tesco.

Description

2 Warwick Way benefits from a glazed floor to ceiling return frontage, an open plan sales area and a basement fitted with toilets and ancillary storage.

The unit is situated beneath offices and residential dwellings.

Accommodation

The premises are arranged over ground and basement floors providing the following approximate internal floor areas:

	Sq m	Sq ft
Ground	89.7	966
Basement	45.7	492
Total	135.4	1,458

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Terms

Available by way of a new lease with terms to be agreed.

Tenure

Quoting Rent £75,000 per annum.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Energy Performance Rating

Energy Performance Asset Rating – E 108. Please make contact for further details. A certificate can be made available.

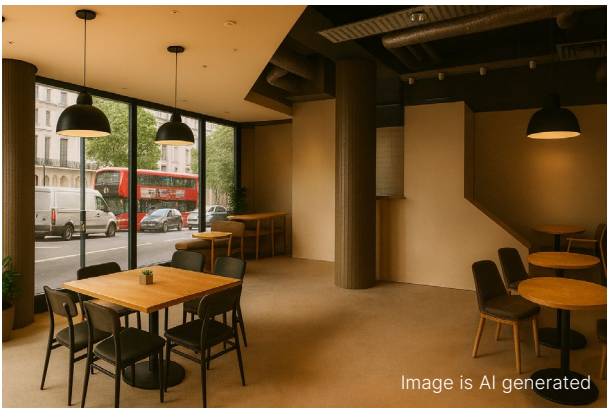


Image is AI generated

Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£59,500
UBR	£0.555
Rates Payable	£33,022.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

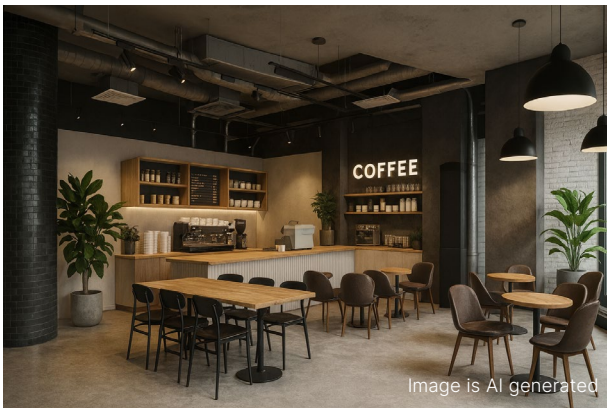


Image is AI generated

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

Strictly via the sole letting agent only.



Ella Traynor  
07958 028582  
ella.traynor@rapleys.com



Lewis Sinclair  
07908 227 966  
lewis.sinclair@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT.

These particulars were produced in September 2025.

rapleys.com  
0370 777 6292

CREATIVE | PROACTIVE | CONNECTED

RAPLEYS