



LONDON STONE BUSINESS ESTATE BROUGHTON STREET

BATTERSEA SW8 3QR /// banana.stages.runner

TO LET INDUSTRIAL UNITS IN BATTERSEA C. 1,420-1,590 SQ FT



SPACE TO THRIVE @

LONDON STONE **BUSINESS ESTATE**

ULTRA URBAN LIGHT INDUSTRIAL AND STORAGE UNITS IN BATTERSEA, LOCATED APPROXIMATELY 5 MINUTES WALK FROM QUEENSTOWN ROAD STATION AND C. 22 MINUTES' DRIVE FROM THE WEST END.

Each unit is fully lined, and benefits from 3-phase power, fluorescent strip roof lighting, a WC facility, and front loading.

E(g)iii & B8 use classes, suitable for light industrial businesses, storage & distribution.



Unit 33

NINE ELMS
⇌

CITY OF LONDON

BATTERSEA POWER STATION

NEW COVENT GARDEN FLOWER MARKET

BATTERSEA PARK
⇌⊕

QUEENSTOWN ROAD
⇌

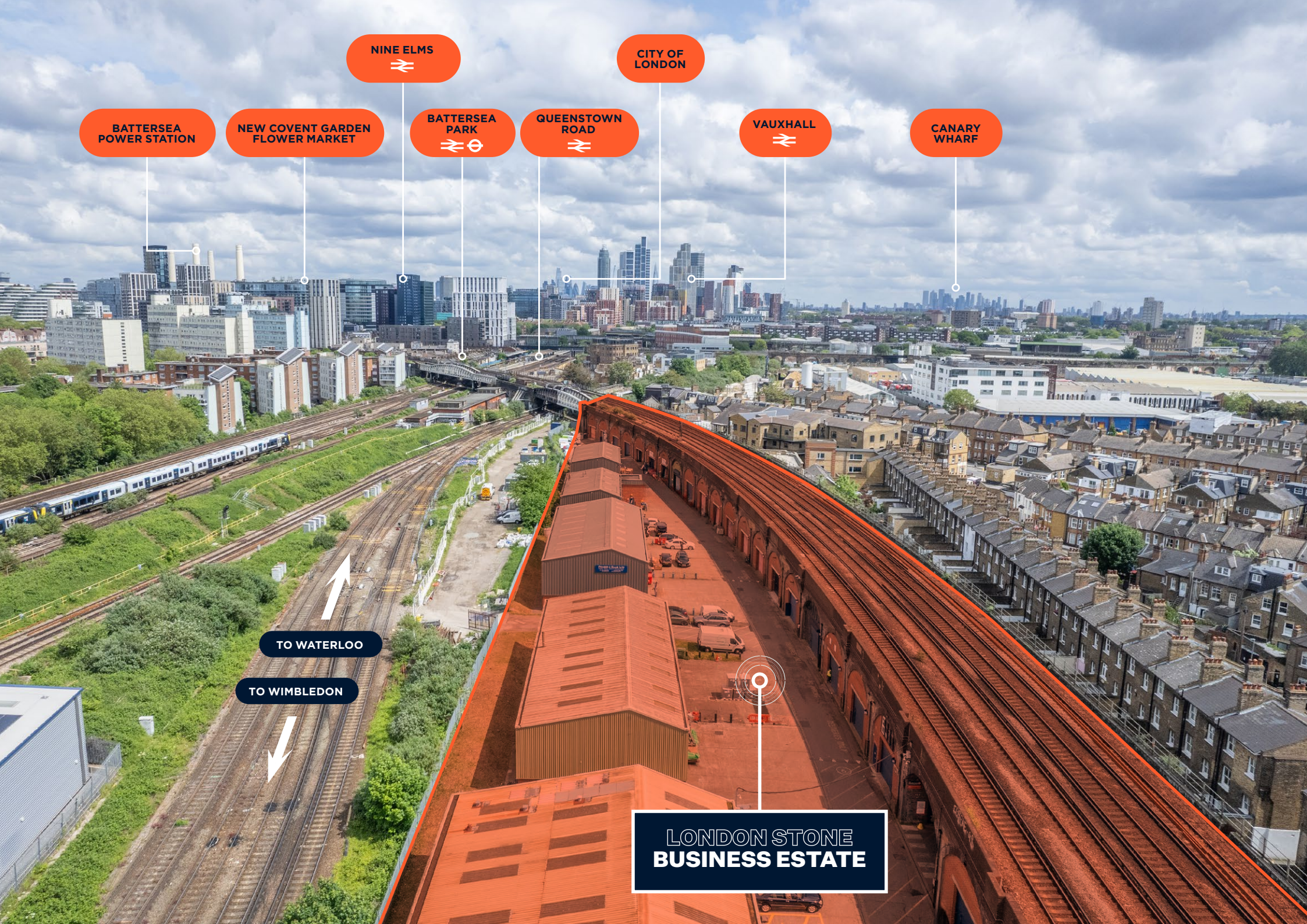
VAUXHALL
⇌

CANARY WHARF

↑
TO WATERLOO

↓
TO WIMBLEDON

LONDON STONE
BUSINESS ESTATE

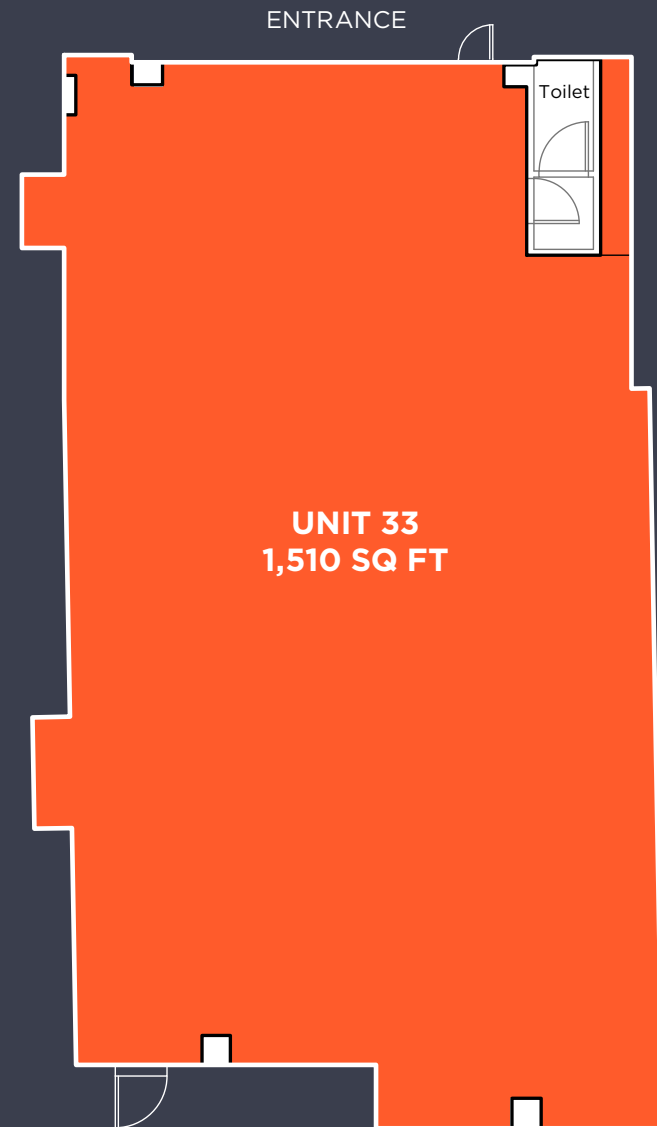


ACCOMMODATION

UNIT	SQ FT	RENT PA
23	1,590	£31,800
24	1,590	£38,040
30	1,420	£37,440
33	1,510	£37,440



FLOOR PLAN



SPECIFICATION



Great location



3-phase power



Electric roller shutter entrance



WC facilities



24/7 access



LED lighting



Unit vehicle access



E(g)iii and B8 Planning



Flexible lease options available



Unit 30

COSTS PER ANNUM

Unit	23	24	30	33
Rent	£31,800	£38,040	£37,440	£37,440
Service fee	£3,120	£3,000	£2,880	£3,000
Insurance	£600	£1,200	£600	£760
Business rates (value)	£15,960	£16,080	£16,200	£16,080
Indicative total monthly costs	£4,290	£5,340	£4,760	£4,810

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued July 2025.



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