



RETAIL UNIT CLOSE TO WONDSWORTH TOWN STATION
TO LET £79,500 PER ANNUM
FLORENCE DOCK, MENDIP ROAD , BATTERSEA, SW11 3SE





- APPROX.3,475 SQ.FT. (322.83 SQ.M.) ON GROUND FLOOR
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.5 MILES FROM WONDSWORTH TOWN STATION (SOUTH WESTERN RAILWAY)
- CLASS E - VARIOUS USES CONSIDERED
- GOOD CEILING HEIGHT (4.3m)

Location

The unit is located on Mendip Road, SW11 3SE, a well established commercial street in Battersea, surrounded by a mix of light industrial, trade and warehouse occupiers. The property benefits from excellent road connectivity, with easy access to York Road and Battersea Park Road.

Wandsworth Town Station is nearby, providing regular rail services to London Waterloo, while local bus routes operate along York Road.

Description

The property comprises a newly constructed commercial unit arranged over ground floor level and offered in shell and core condition, with all mains services capped off. The unit provides an open-plan configuration, allowing for flexibility of internal layout and fit out, subject to the incoming occupier's requirements.

The accommodation extends to approximately 3,475 sq ft (322.83 SQ.M.) and benefits from a wide glazed frontage, providing strong visibility, good levels of natural daylight and an attractive street presence.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised that the properties Rateable Value shall be re-assessed after works are completed, however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	322.83	3,475
Total	322.83	3,475

Rent

£79,500 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBC

Legal

Each party to bear its own legal costs.

VAT

TBC.

Local Authority

London Borough of Wandsworth.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

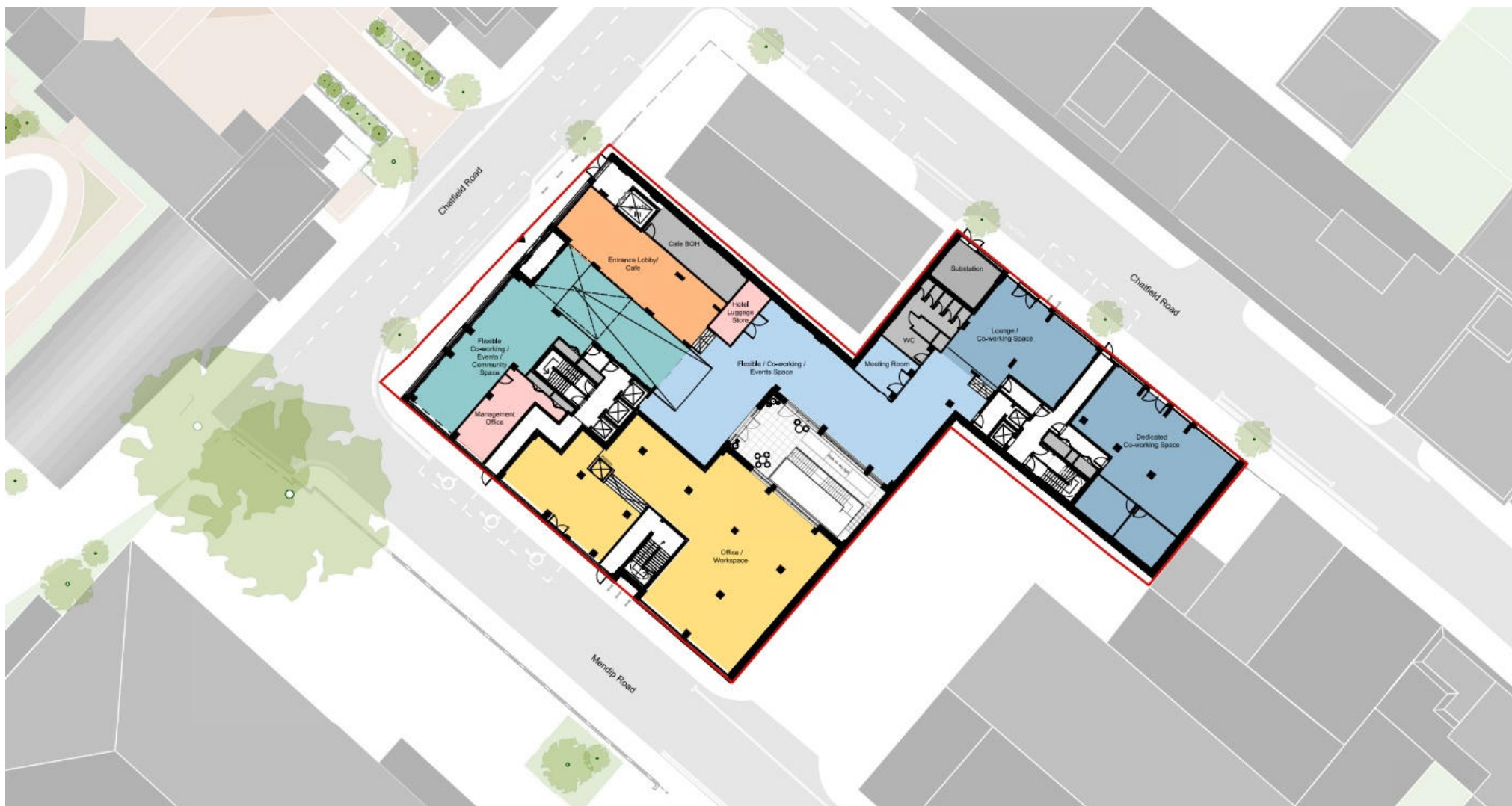
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N.B the property demised is highlighted in yellow

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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