



5  
MPH  
SPEED  
LIMIT



66

# QUEENS CIRCUS

LONDON SW8 4NE /// [cracks.rams.aware](http://cracks.rams.aware)

**TO LET**  
**2,960 SQ FT**  
**COMMERCIAL UNIT**  
**WITH COVERED**  
**LOADING BAY / PARKING**

# SPACE TO THRIVE @

66

## QUEENS CIRCUS

A NEWLY REFURBISHED COMMERCIAL  
UNIT IN A PRIME LOCATION ON  
QUEEN'S CIRCUS ROUNDABOUT.

The unit benefits from a dual entrance, with a fully glazed retail frontage facing the busy roundabout, protected with an electric roller shutter. There is a covered dedicated parking area to the front, with space for two cars.

New insulated floors have been installed, along with a WC, power, and capped off gas supply.

The unit has E and B8 planning, suitable for light industrial, office, gym, retail, leisure and storage uses.



Unit 66

# LOCATION

QUEENS CIRCUS IS IMMEDIATELY EAST OF QUEENSTOWN ROAD AND NORTH OF BATTERSEA PARK TRAIN STATION.

The New Covent Garden Market is nearby, just 6 minutes' drive from the property. The A3216 provides direct vehicular links to Central London, located a 15 minutes' drive away.

The surrounding area is largely residential, and neighbouring units are occupied by a variety of light industrial businesses, including gyms, design studios, show homes and wholesalers.

# TRAVEL TIMES

Battersea Park



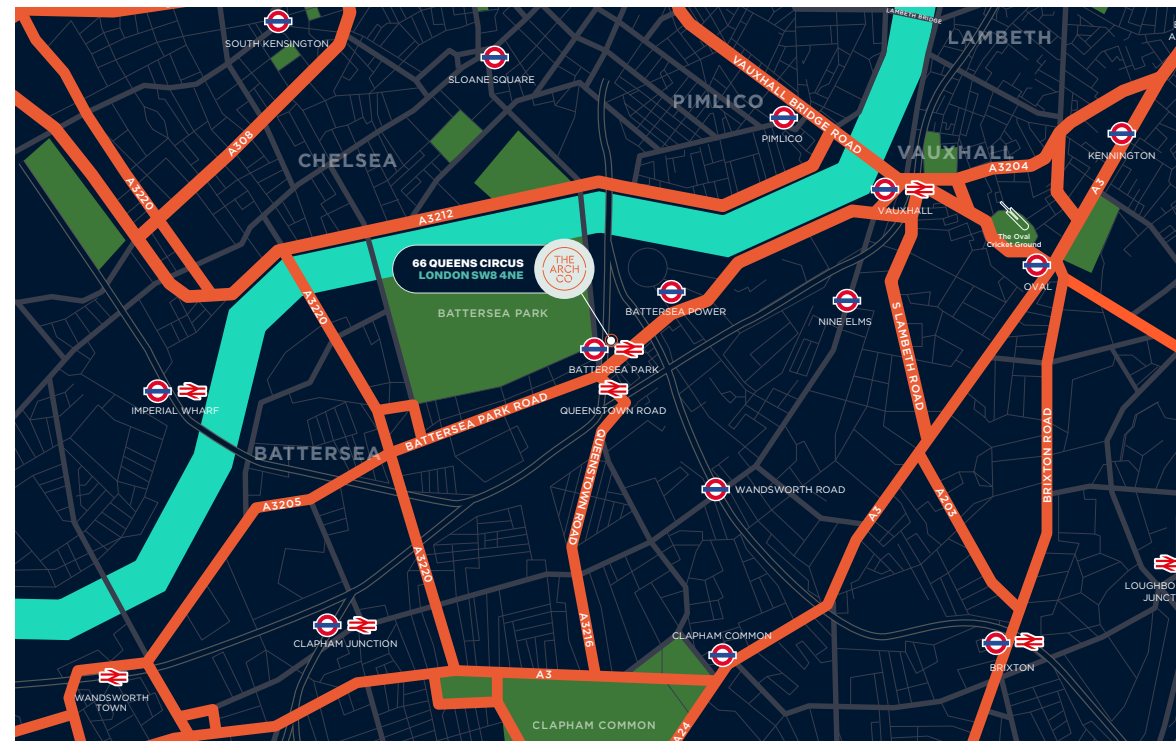
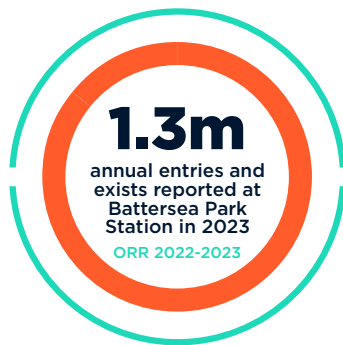
Battersea Park Station



Battersea Power Station



Chelsea Bridge





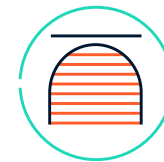
# ACCOMMODATION

ARCH	SQ FT	RENT PA
66	2,960	£98,040

# SPECIFICATION



**3-phase power**



**Electric security shutters**



**Rear access**



**WC facilities**



**Through arch with dual access**



**Covered loading bay / parking space**



**Glazed frontage**



**Insulated flooring**

## COSTS PER ANNUM

<b>Rent (pa)</b>	£98,040
<b>Service Charge</b>	£4,220
<b>Insurance</b>	£1,200
<b>Business rates (value)</b>	£24,000
<b>Indicative total monthly costs</b>	<b>£8,820</b>

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

## EPC

B.

## 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 June 2025.



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