

**LEWIS
& CO**



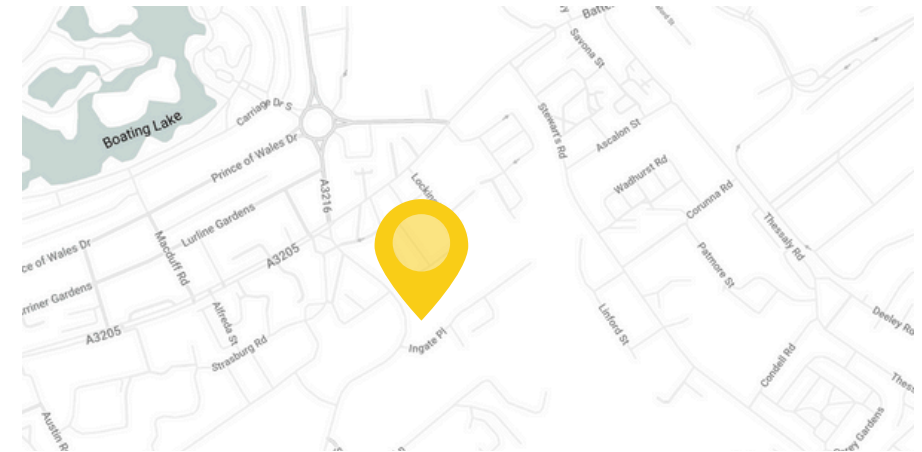
**8-10 INGATE PLACE
BATTERSEA, SW8 3NS**

**REFURBISHED WAREHOUSE UNIT TO LET
5,435-11,723 SQ FT**



8-10 INGATE PLACE

BATTERSEA, SW8 3NS



DESCRIPTION

Located in Battersea, 8-10 Ingate Place consists of 11,723 square feet of newly refurbished self-contained warehousing and ancillary office accommodation across two separate units which can be leased individually or combined.

The property benefits from one level access roller shutter alongside a single concertina door both of which provide access into the warehouse which benefits from 5m eaves height.



LOCATION

8-10 Ingate Place is situated in a prominent position close to the junction of Queenstown Road and Battersea Park Road.

The property benefits from unrivalled connectivity, with both Queenstown Road (South-Western Rail) and Battersea Park (Southern Rail) stations being a short walk away, which provide direct access to London Waterloo, London Victoria, and Clapham Junction railway stations. Battersea Power Station London underground station, which is service by the Northern Line, is a 10-minute walk from the Ingate Place.

Numerous bus routes service Ingate Place, which offer prospective tenants' easy access to the West End and the local conurbations of South-West London.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled March 2025.

SPECIFICATION

- Newly refurbished.
- Average eaves height of 4.9m.
- Three phase power w/200 Amp Per Phase.
- New LED lighting.
- Forecourt parking.
- Roller shutter access.
- Office space.

FLOOR AREAS

Floor	sq ft	sq m
Unit 8	6,288	584
Unit 10	5,435	505
Total	11,723	1,089

TERMS

New FRI lease available.

RENT

£25 per sq ft.

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon application.

VIEWING

Strictly by appointment through the joint sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 3940 5561
mob: 07563 393 940

LEWIS & CO

WWW.LEWISCO.CO.UK

Houston Lawrence

tel: 020 7924 4476