

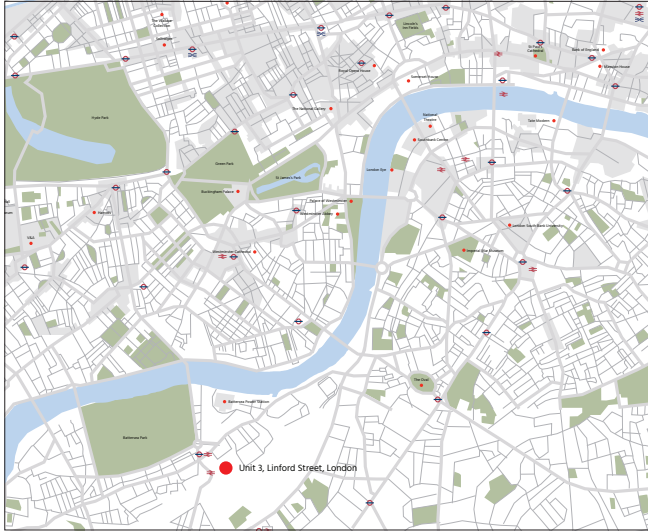


UNIT 3, LINFORD STREET, BATTERSEA, LONDON, SW8 4UN

6,252 SQ FT (580.77 SQ M)

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Location

The arch is located on Linford Street Business Estate, a secure estate accessed via Stewarts Road, off the Wandsworth Road.

The surrounding area is occupied by a variety of users that are predominantly industrial, trade counter and residential.

Description

The unit offers high quality industrial accommodation, with access via an up and over shutter and a pedestrian door. There is a first floor with stair access at the front of the unit. There is full lining throughout and concrete flooring. The unit also benefits from carparking spaces on the estate.

Specification

- Total eaves height is 6.15m (6.45m to apex)
- Electric shutter door
- WC facility
- 3 phase power
- Concrete flooring
- Parking on a secure private estate

Floor Area

Ground Floor	3,456 sq ft	(321.03 sq m)
Concrete First Floor	2,796 sq ft	(259.74 sq m)
Total	6,252 sq ft	(580.77 sq m)

Drive Times

Battersea Park Station	9 mins	(1.8 miles)
Queenstown Road Station	7 mins	(1.5 miles)
New Covent Garden Market	11 mins	(2 miles)
Central London	18 mins	(3.5 miles)
North Circular	32 mins	(8.4 miles)

Business Rates

The Rateable Value for the unit is £62,000.

EPC

Available on request.

Rent

£138,225 per annum.

Service Charge

A service charge is applicable for maintenance and repair of the common areas.

Terms

A new lease is available by arrangement. Further details available from the agent.

Legal Costs

Each party to bear their own legal costs.

Viewings

For further information about the building or to arrange a viewing please contact the agents Gerald Eve LLP.

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