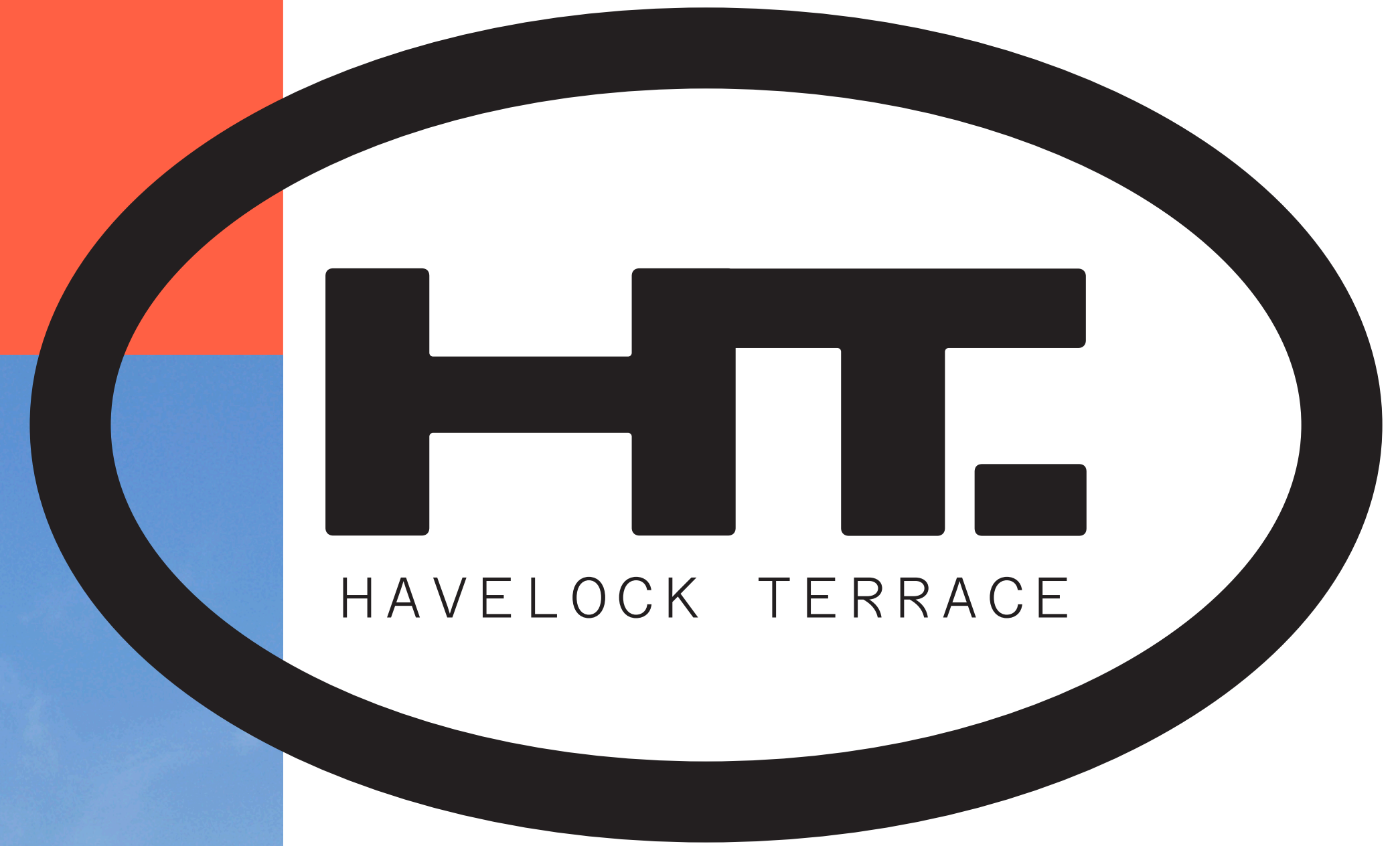


**SW LONDON, ZONE 1**  
**ULTRA-URBAN**  
**LOGISTICS FACILITY**

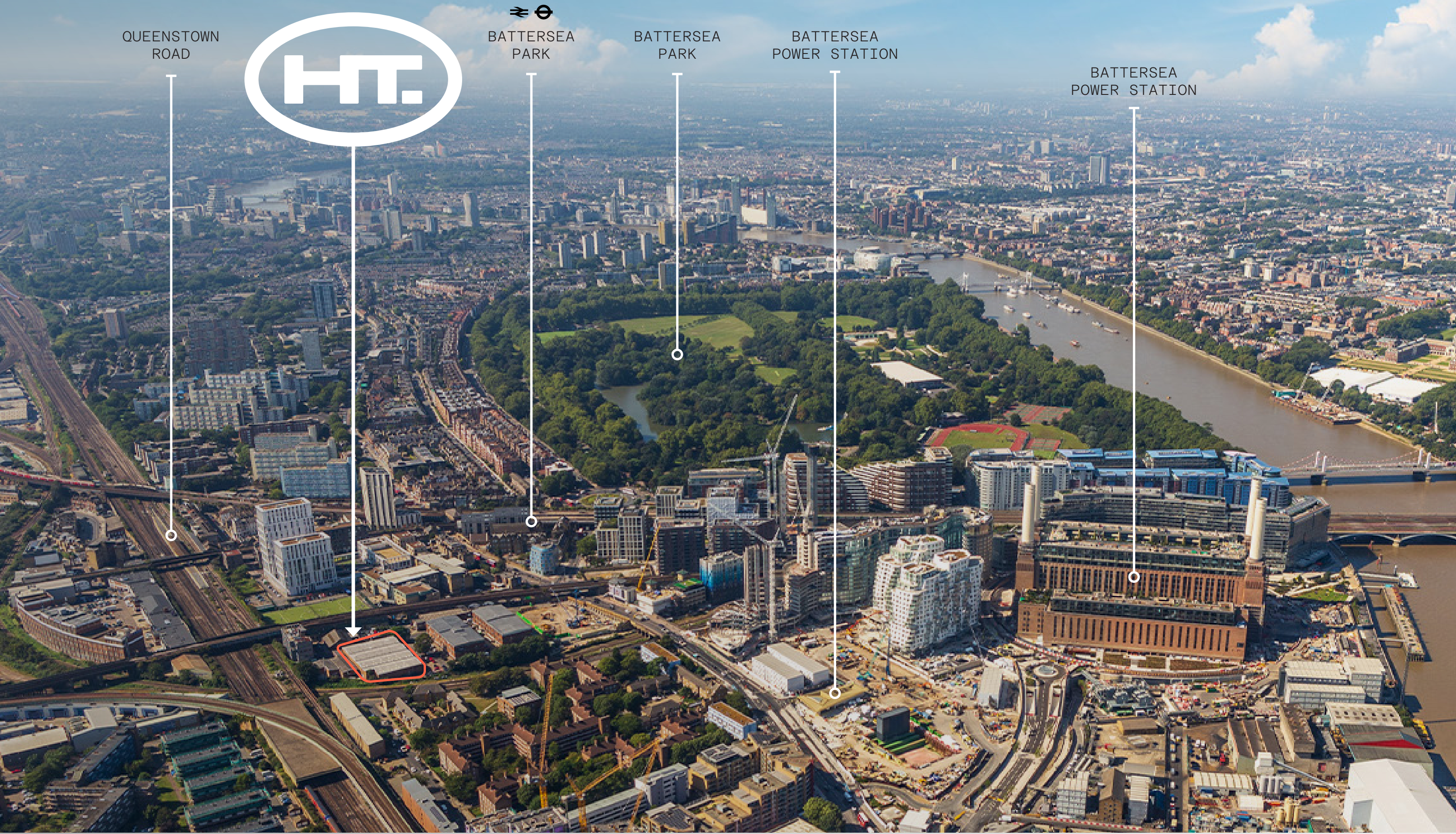


**FOUR MODERN UNITS**  
**5,085-21,679 SQ FT**  
**AVAILABLE NOW.**

HAVELOCK TERRACE  
INDUSTRIAL ESTATE  
BATTERSEA, SW8 4AH

Units from £36 psf + VAT

# FORWARD-THINKING **URBAN** INDUSTRIAL UNITS TO LET.



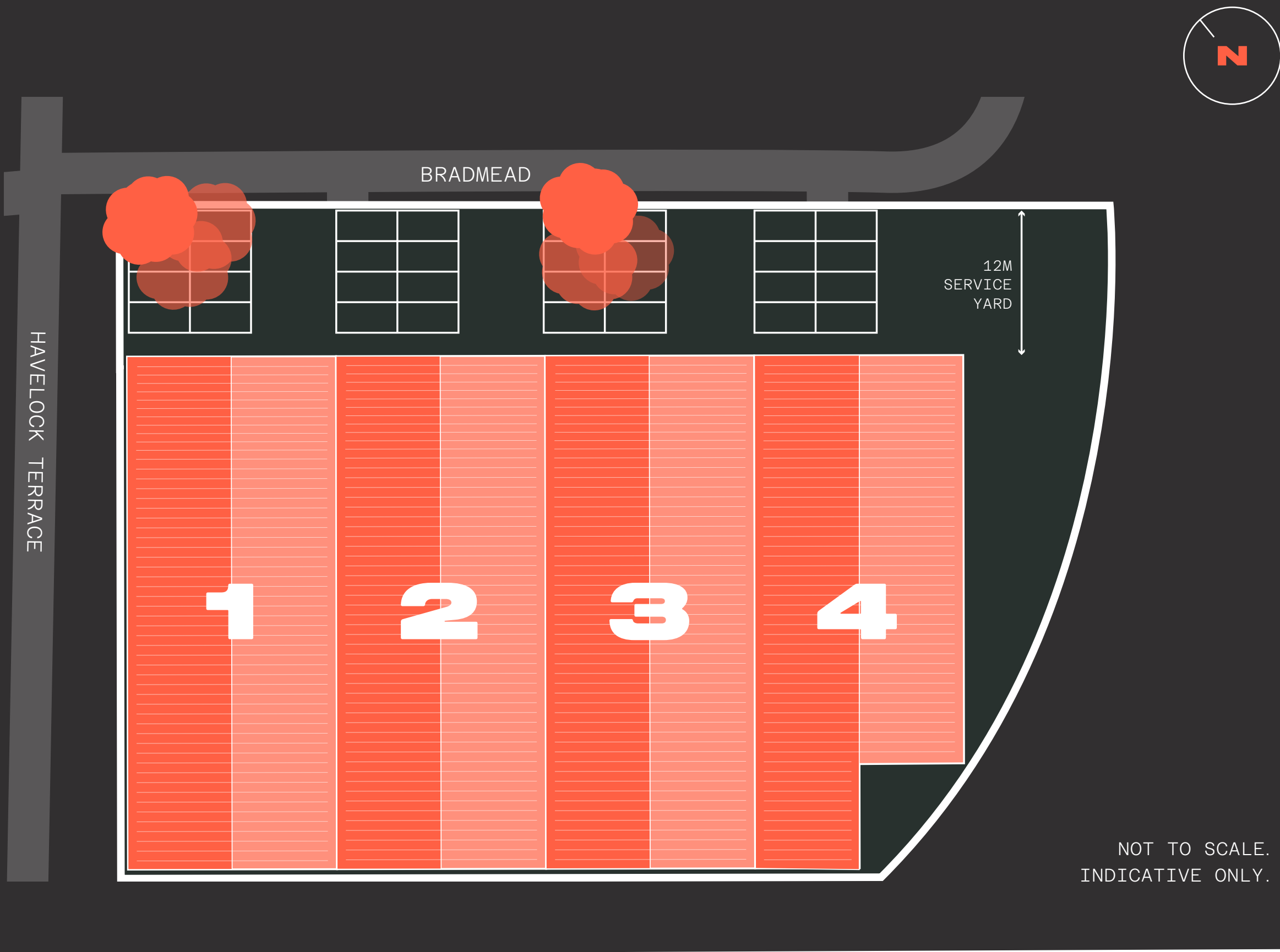
Havelock Terrace is a well located industrial estate in the heart of Battersea, a vibrant and evolving district in London, with a mix of historical landmarks, green spaces, redeveloped residential areas and urban developments.

It neighbours the iconic Battersea Power Station, a mixed-use development, which is now recognised as one of Europe's largest retail hubs.





**REFURBISHED  
UNITS WITH  
SPACIOUS FIRST  
FLOOR OFFICES**



**UP TO 21,679 SQ FT. FULLY REFURBISHED, 4 LOADING DOORS, FIRST FLOOR OFFICES, 5.5M EAVES HEIGHT, CONCRETE FLOORING.**

The four unit estate is refurbished with first floor offices to the front of the units. The ground floor accommodation is accessed via a single level access, electric roller shutter as well pedestrian entrances that front onto forecourt parking and loading areas.

The units can be taken as a whole or can be split to accommodate sizes of circa 5,500 sq ft units.

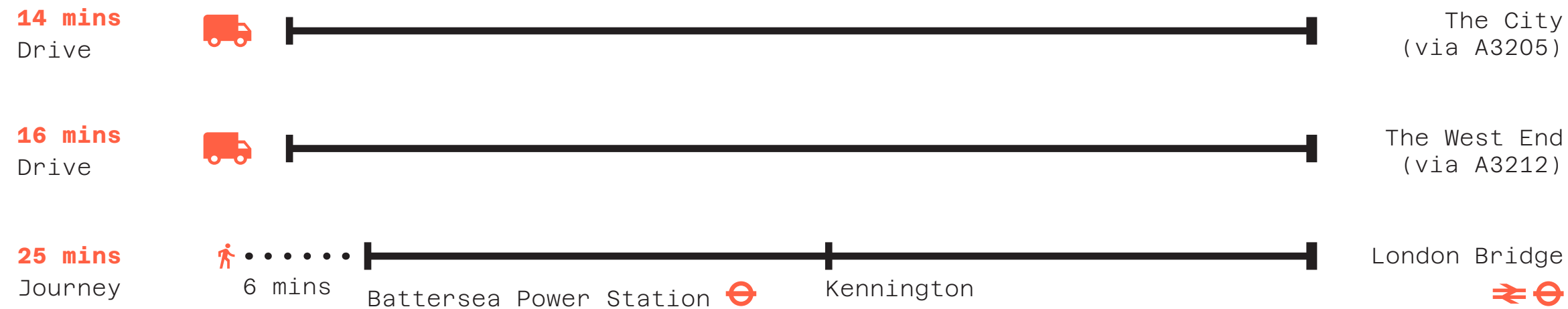
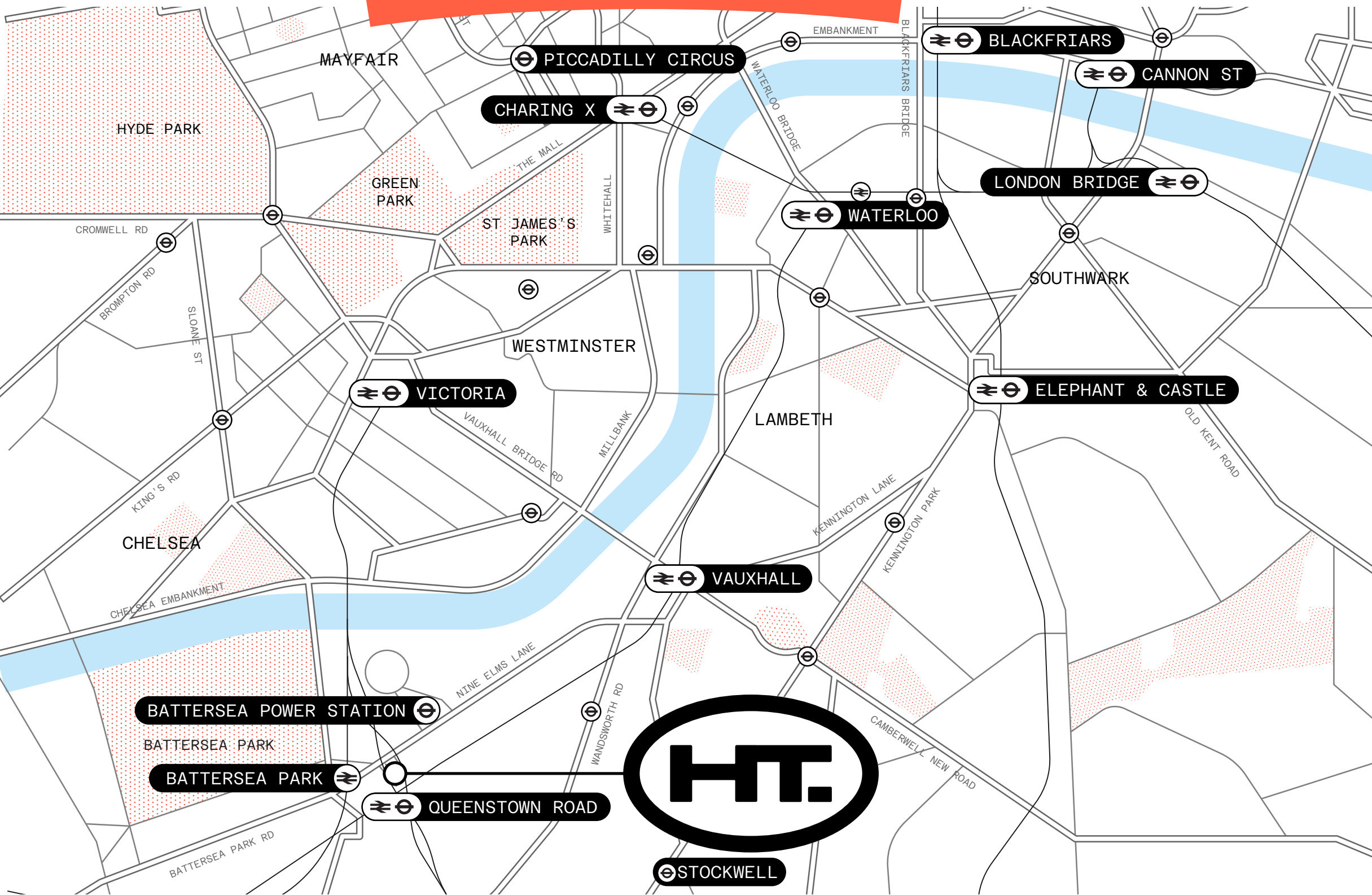


UNIT	RENTS	SQ FT	SQ M
UNIT 1	£36 psf	5,519	512.8
UNIT 2	£36 psf	5,454	506.7
UNIT 3	£40 psf	5,422	503.8
UNIT 4	£40 psf	5,085	472.4
<b>TOTAL</b>		<b>21,679</b>	<b>2,022.4</b>

- 12M YARD DEPTH
- SCOPE FOR SECURE YARD
- FULL HEIGHT ROLLER SHUTTER
- FULL INTERNAL REFURBISHMENT
- DEDICATED PARKING & YARD
- GAS
- MINIMUM 5.5M EAVES HEIGHTS
- BRAND NEW ROOFING
- LED LIGHTING
- 3 PHASE POWER
- EPC RATING B
- WELFARE FACILITIES



# 2 MILES TO THE WEST END / 4 MILES TO THE CITY.



## LOCAL DEMOGRAPHICS

### 33YRS

The average age in SW8 is 33 years, highlighting the growth of a young consumer population.

### 73.7%

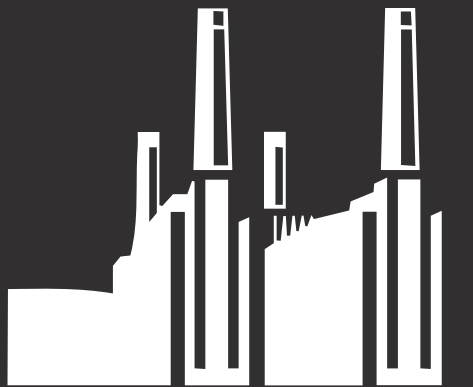
Almost 3 in 4 (73.7%) residents over the age of 16 are economically active in the borough.

### £42.9M

The retail offering at power station will increase annual local expenditure in Wandsworth borough by around £42.9m.

### FIVE MILLION

Battersea Power Station has recorded a footfall of over 5 million since it first opened in October 2022.



#### GET IN TOUCH:



Henry Newland  
07443 530 151  
henry.newland@levyrealestate.co.uk



Will Norman  
07796 774 436  
wn@cogentre.co.uk



Zach Heppner-Logan  
07787 221 412  
zach.heppner-logan@realestate.bnpparibas

Rob Watts  
07506 441 644  
rob.watts@levyrealestate.co.uk

Marco Baio  
07752 473 964  
mb@cogentre.co.uk

Annabel Dalby  
07917 249 117  
annabel.dalby@realestate.bnpparibas

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. February 2025. Designed & Produced by studio185.london | 642