

Units 14, 15 & 16 Stone Trading Estate, Milkwood Road, Herne Hill, SE24 0JF



Available to Let – Rarely Available Modern Industrial / Warehouse Units

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Location

Stone Trading Estate is located just half a mile to the east of Brixton town centre and benefits from great access to the A2217 Coldharbour Lane and the A23 road networks. The estate is well connected by public transport with two train stations in close proximity; Loughborough Junction and Herne Hill. Brixton Underground Station also provides direct access via the Victoria Line to Central London and there are numerous bus routes servicing the local area.

Description

An extremely rare opportunity to occupy up to 2,414 sq ft of modern industrial warehousing within a highly attractive Brixton location. Unit 14 and 15 are ready to occupy now, with Unit 16 available in December 2022. The units, which provide c3.45m internal clear height, contain a recently installed sheet metal roof alongside well-maintained cladding to the exterior elevations. The units will be refurbished prior to occupation with newly painted concrete flooring and walls. Occupiers also benefit from 24 hour access. Each unit has its own forecourt parking space as well as a spacious shared loading area which is well managed. All main services are in situ (gas/water/3 phase power). If required, the units can be split to provide three separate units.

Amenities

- Light refurbishment prior to occupation
- One roller shutter door per unit
- Concrete flooring
- Secure gated estate
- On site parking
- Forecourt loading
- All main Services
- 24x7 Access
- CCTV
- WC Facilities

Connectivity

Loughborough Junction	0.4 miles
Herne Hill	0.6 miles
Denmark Hill	0.8 miles
Brixton	0.9 miles
North Dulwich	1.1 miles
Clapham North	1.8 miles

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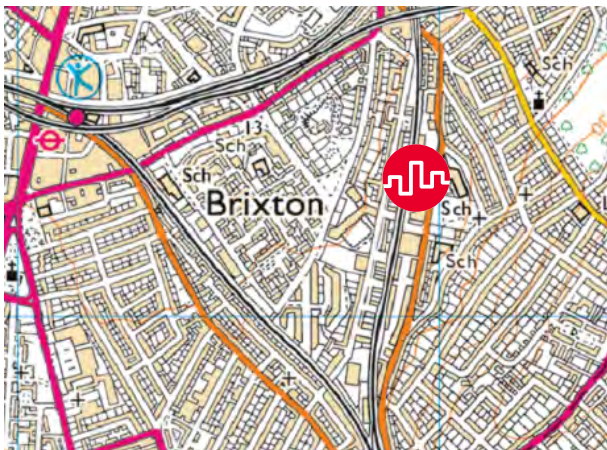
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Location Plans

Not to scale, indicative only



Accommodation (GIA)

Description	Sq Ft	Sq M
Unit 14	804	74.66
Unit 15	804	74.66
Unit 16	806	74.76
Total	2,414	224.08

Rates

The rateable value for the property is currently valued as below:

Unit 14 £11,750 per annum
Unit 15 £12,250 per annum
Unit 16 £12,250 per annum

Interested parties are advised to contact the London Borough of Lambeth regarding the exact rates payable.

EPC

Upon application

Internal Photo



Rents

Price upon application.

Service Charge

Unit 14 £1,580 per annum
Unit 15 £1,580 per annum
Unit 16 £1,580 per annum

Further Information

Viewing is strictly by appointment only through sole agents, Levy Real Estate

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