



Wandle Quarter, Penwith Road, London SW18 4QA

**TO LET**

**Ground and Basement Light Industrial**  
Use Classes B8, E(g)(ii) and E(g)(ii)

**8,400 Sq Ft**  
**(780 Sq M)**

## DESCRIPTION

The building is a newly constructed ground and basement industrial accommodation to let.

The property is suitable for storage as well as research and development and available to occupy immediately within Use Classes B8, E(g)(ii) and E(g)(ii)

- ✓ Bike storage
- ✓ Excellent transport links
- ✓ New Development
- ✓ 3.2 m basement clear height
- ✓ 3 Phase Power

## LOCATION

The Wandle Quarter is in close proximity to many transportation options. Earlsfield train station is situated within a 2 minute walk from the property providing direct access into Central London. Clapham Junction and Wimbledon stations are within 2 miles offering overground, tube and tram services.

The property neighbours industrial users and an M&S Foodhall.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Basement	6,600	613
Ground	1,800	167
<b>Total</b>	<b>8,400</b>	<b>780</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

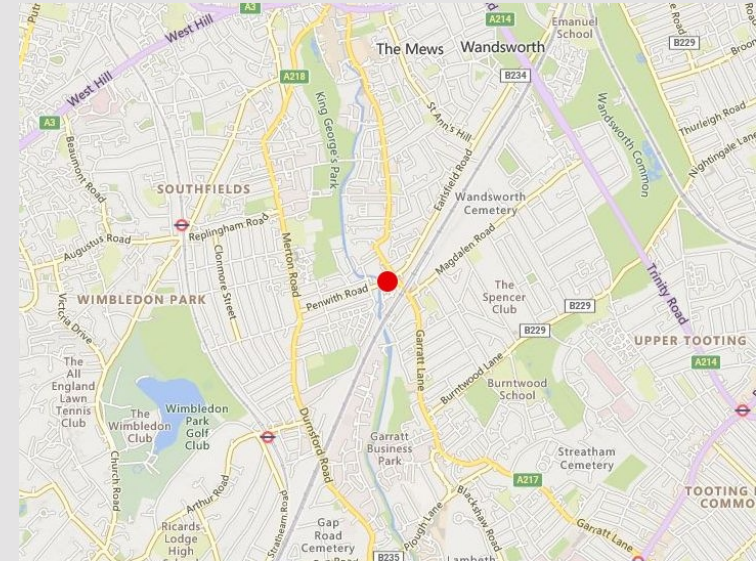
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available on a new lease for a term to be agreed.  
Rent available on application

**EPC** EPC report is available upon request.



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Regulated by RICS 18-Sep-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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