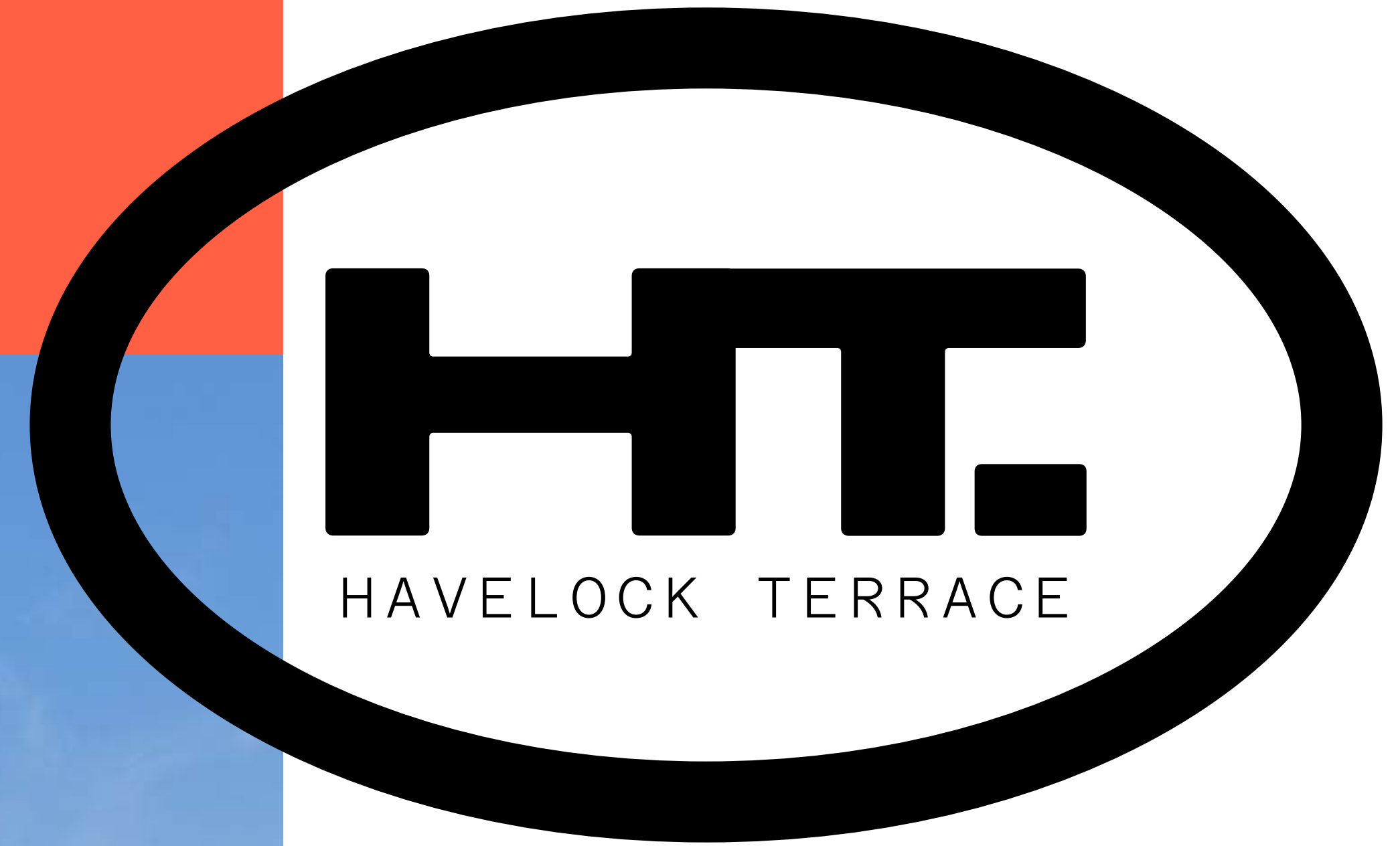


**SW LONDON, ZONE 1**  
**ULTRA-URBAN**  
**LOGISTICS FACILITY**

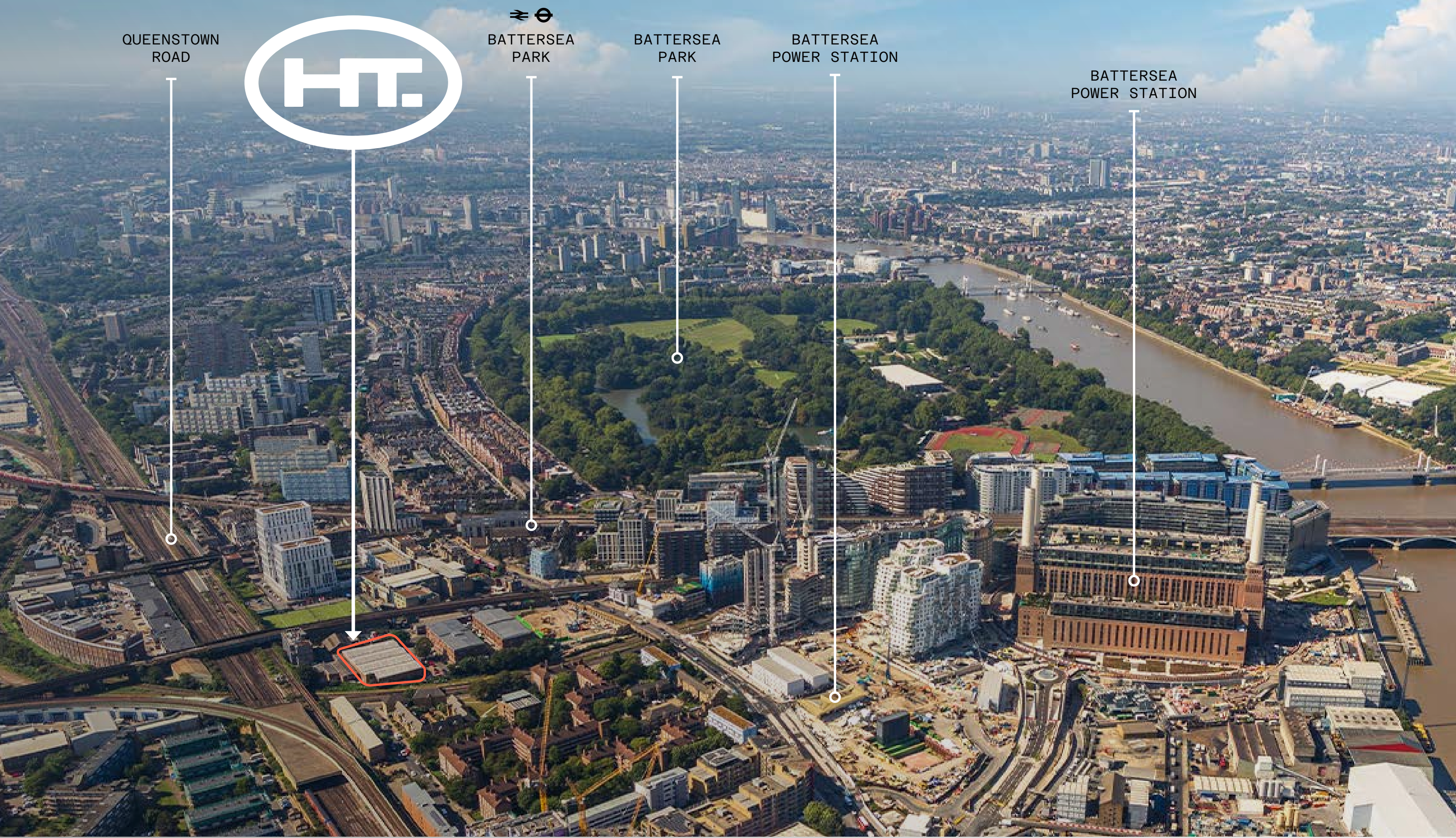


**FOUR MODERN UNITS**  
**5,085-21,679 SQ FT**  
**AVAILABLE NOW.**

HAVELOCK TERRACE  
INDUSTRIAL ESTATE  
BATTERSEA, SW8 4AH

Price on application

# FORWARD-THINKING URBAN INDUSTRIAL UNITS TO LET.



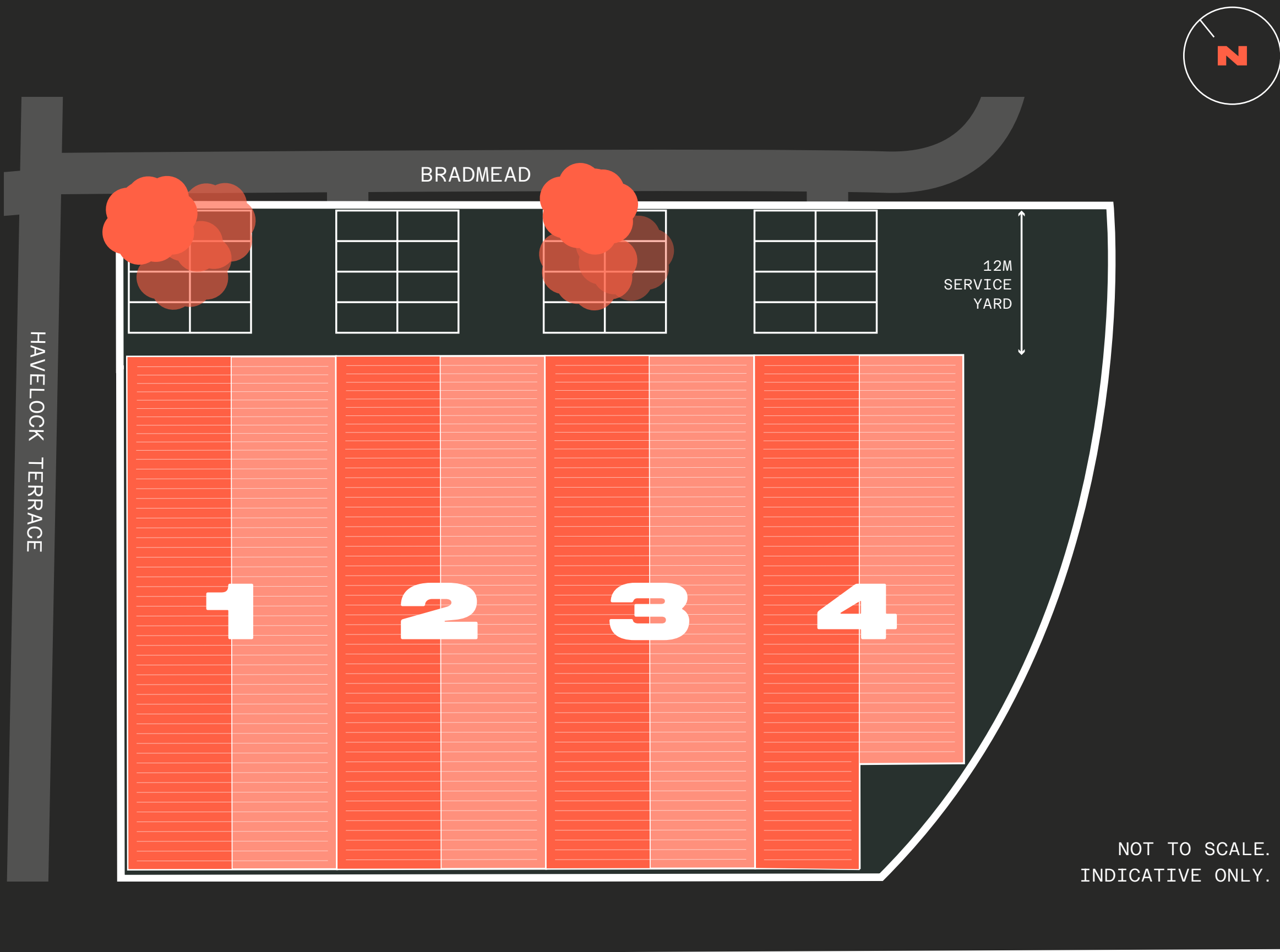
Havelock Terrace is a well located industrial estate in the heart of Battersea, a vibrant and evolving district in London, with a mix of historical landmarks, green spaces, redeveloped residential areas and urban developments.

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.

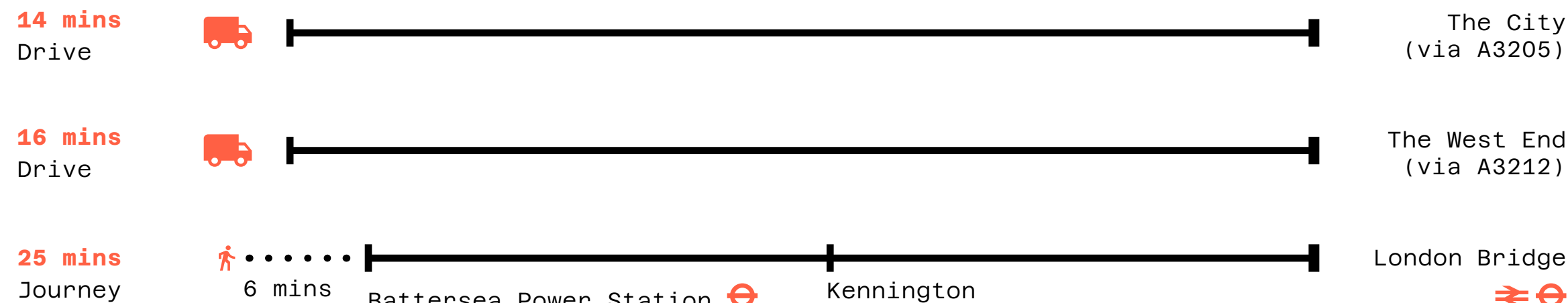
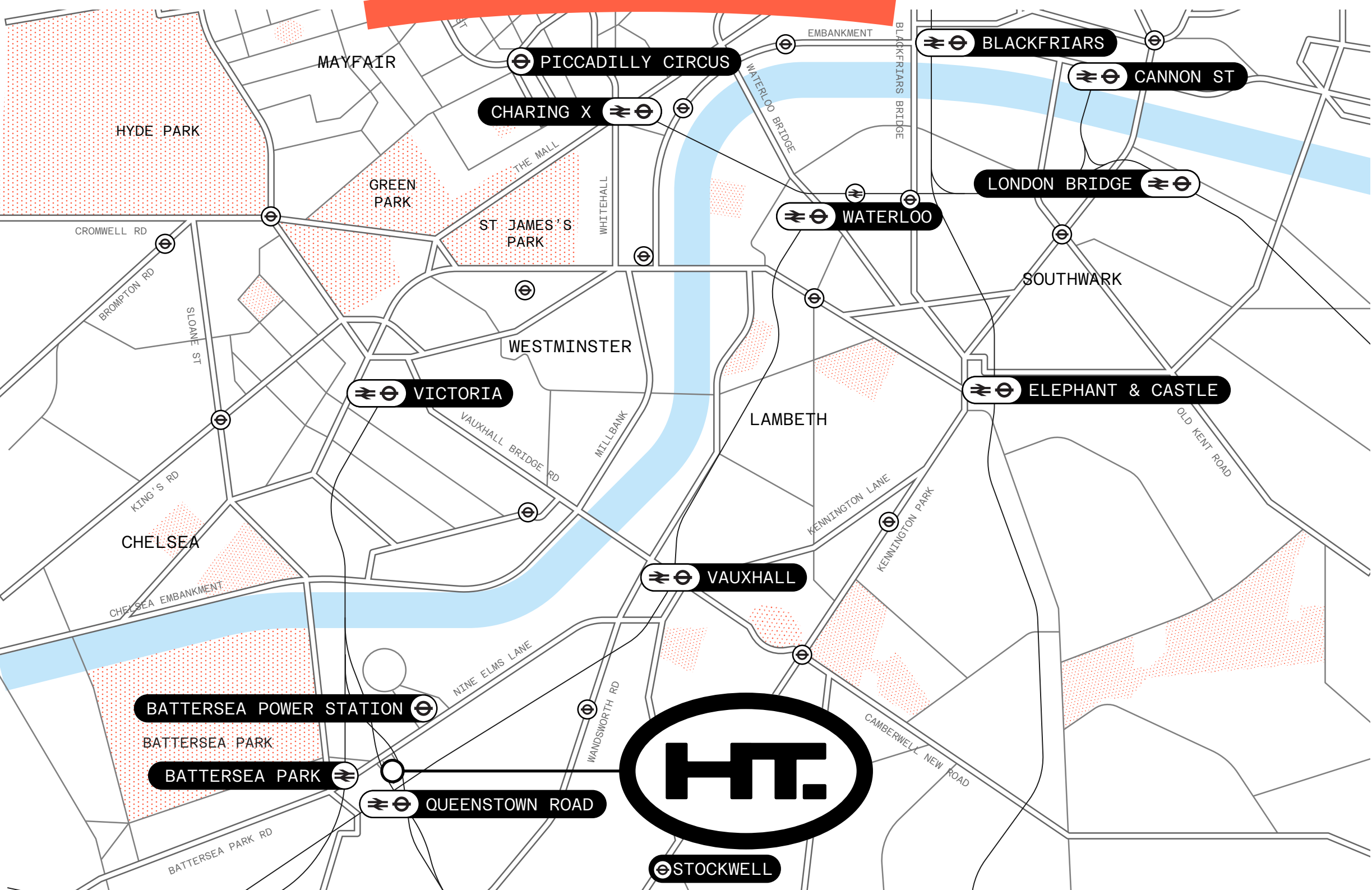


- 12M YARD DEPTH
- SCOPE FOR SECURE YARD
- FULL HEIGHT ROLLER SHUTTER
- FULL INTERNAL REFURBISHMENT
- DEDICATED PARKING & YARD
- GAS
- MINIMUM 5.5M EAVES HEIGHTS
- BRAND NEW ROOFING
- LED LIGHTING
- 3 PHASE POWER
- EPC RATING B
- WELFARE FACILITIES

UNIT	RENTS	SQ FT	SQ M
UNIT 1	POA	5,519	512.8
UNIT 2	POA	5,454	506.7
UNIT 3	POA	5,422	503.8
UNIT 4	Under offer	5,085	472.4
<b>TOTAL</b>		<b>21,679</b>	<b>2,022.4</b>



# 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:



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