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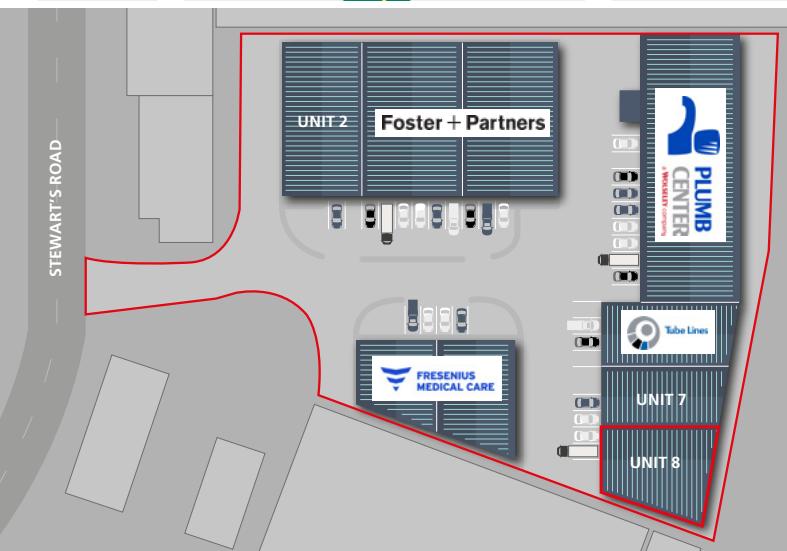
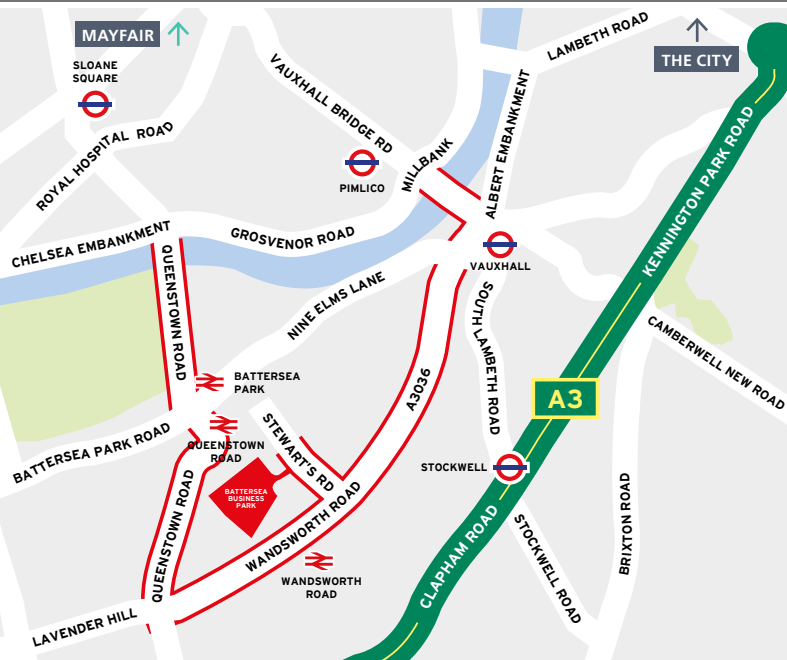


Indicative image

# Prime Central London Warehouse Unit Available for Bespoke Office Space 5,911 sq ft (549.1 sq m)

- Excellent access to Central London
- Short walking distance to Wandsworth Road and Battersea Park train station
- Easy access to Victoria and Northern Lines via Victoria, Vauxhall and Stockwell
- Bespoke warehouse office space
- Flexible open plan layout with Grade A ancillary offices
- Air Conditioning
- Recently refurbished

# BATTERSEA, SW8



## LOCATION

Unit 8 Battersea Business Park is located within an established industrial estate located in Battersea, South West London, within the London Borough of Wandsworth. Battersea Business Park is located to the west of Stewarts Road which is connected to Wandsworth Road which in turn is approximately 1 ¼ mile from Vauxhall Cross to the North East and Clapham Junction 1 ¾ miles to the South West. There are numerous bus routes on Wandsworth Road and Stewarts Road.

## CONNECTIVITY

	MILES
Wandsworth Road Station	0.3
Battersea Park Station	0.6
Vauxhall Station	1.25
Clapham Junction	1.75
Stockwell Underground	0.75

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,666	247.7
First Floor	706	65.6
Second Floor	1,205	111.9
Warehouse Mezzanine	1,334	124
<b>Total</b>	<b>5,911</b>	<b>549</b>

## RATES

The rateable value for the property is currently assessed as: Warehouse & premises with a rateable value of £78,500. Interested parties are advised to contact the London Borough of Wandsworth in regard to exact rates payable.

## TERMS

A new full repairing and insuring lease to be granted for a length of term to be agreed. Rent upon application.

## EPC

EPC rating is B.

## FURTHER INFORMATION/VIEWING

Strictly through joint sole agents.



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