

**RECENTLY REFURBISHED**  
**INDUSTRIAL UNIT TO LET**  
**23 & 23B PENSURRY PLACE**  
**BATTERSEA**  
**LONDON**  
**SW8 4TP**



*Picture is of Unit 23B.*

***1,440 – 2,987 SQ FT (133.81 – 277.54 SQ M)***

***Plus Secure Yard 913 Sq. ft. (84.80 SQ M)***

\*There is potential to install a roof over the secure yard area at Unit 23B to create further warehouse space, subject to the necessary consents.



Pictures are of Unit 23B.



### **LOCATION**

The property is situated on Pensbury Place, located off Wandsworth Road (A3036), a thoroughfare connecting Clapham Junction to Vauxhall. A number of bridges including Chelsea Bridge and The Albert Bridge are located to the north, provided excellent transport links into London's West End.

Wandsworth Road (BR) station is close by and further railway stations and local transport links are within the immediate area.

### **DESCRIPTION**

A brick and block constructed industrial unit with a pitched roof incorporating rows of roof lights. Unit 23B has a secure yard (served via 2 roller shutter doors) which can be used for open storage or car parking. Further car parking may be available on Pensbury Place by way of local authority business parking permits.

The units have three phase electrical supply and the height to the warehouse apex is 4.40 metres

### **ACCOMODATION**

#### **Unit 23 Pensbury Place**

Ground Floor: 1,547 Sq. Ft. (143.73 Sq. M.)

#### **Unit 23B Pensbury Place**

Ground Floor: 1,440 Sq. Ft. (133.81 Sq. M.)

Secure Yard: 913 Sq. Ft. (84.80 Sq. M.)

#### **Units 23 & 23B Pensbury Place**

Ground Floor: 2,987 Sq. Ft. (277.54 Sq. M.)

Secure Yard: 913 Sq. Ft. (84.80 Sq. M.)

\*Plus an amount created by the removal of the block wall.

### **TENURE**

A new full repairing and insuring lease(s) on terms to be agreed

### **RENT**

Unit 23: £35,000 per annum exclusive.

Unit 23B: £40,000 per annum exclusive.

### **VAT**

We understand VAT is not applicable.

### **RATES**

Unit 23: 2017 RV £12,750

Unit 23B 2017 RV £18,000

The UBR was 2017/18 is 46.6p in the £

Transitional relief may be available. Interested parties are advised to contact Lambeth Council to determine the rates payable.

### **EPC**

D: 91. A full copy is available on request.

### **LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

### **VIEWING**

Strictly by appointment:-

**andrew scott robertson**  
**COMMERCIAL DEPARTMENT**  
**24 HIGH STREET**  
**WIMBLEDON**  
**LONDON SW19 5DX**  
**TEL: 020 8971 4999**  
**Contact: Nick Vaile / James Rutter**  
**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**



# Energy Performance Certificate

## Non-Domestic Building



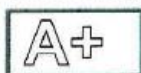
23b Pensbury Place  
LONDON  
SW8 4TP

Certificate Reference Number:  
0694-2709-7730-3590-3603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **91**

This is how energy efficient  
the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 160  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 53.34

### Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

**30** If newly built

**87** If typical of the  
existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.