

Unit's 2 & 3
49-59
Battersea Park Rd
Battersea
London
SW8 5AL

Local Occupiers Include

NEW
COVENT
GARDEN
MARKET



BOOKER
WHOLESALE



WAREHOUSE / INDUSTRIAL OPPORTUNITY
TO LET – SHORT TERM ONLY
16,882 sq ft (1,568 m²)



Location

The property is located off the A3205 Battersea Park Road approximately 0.9 miles to the south west of the Vauxhall Cross Junction.

The area is well served by public transport with several bus routes passing close to the premises. Battersea Park Station (National Rail) is approximately 0.5 miles from the property whilst Vauxhall Underground Station (Victoria Line & National Rail) is approximately 1 mile.

Terms

Short / medium term lets only. A maximum term of 36 months is available with rolling mutual break options after the end of the first year of the term subject to 6 months prior written notice. Quoting Rent – Available upon request.

Rates

We understand that the Rateable Value is £158,000 therefore the Rates Payable for 2019/2020 equate to £79,632. Interested parties are advised to make their own enquiries through the London Borough of Wandsworth.



Description

The property comprises a detached warehouse / industrial unit of steel portal frame construction with clad elevations.

Unit's 2 & 3	Sq ft	(m ²)
Ground Floor – Warehouse	13,650	1,268
First Floor – Offices	3,232	300
TOTAL	16,882	1,568

Features

- Secure gated site
- Yard area and marked parking for 12 vehicles
- 2 loading doors
- Eaves height of 5.2m rising to 7m at the apex
- 3 phase power

EPC

EPC rating x (X) – Further details available on request.

Legal Costs

Each party is to pay The Tenant is to pay the Landlords legal



@GoogleMaps

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property April 2019.

Viewings

Viewings are available strictly by appointment through sole agents:-

David Theobald:
Davidt@grantmillswood.com

George Willams:
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