



Unit 4a & 4b
Parsons Green
Depot
Parsons Green Lane
London
SW6 4HH

WAREHOUSE / SHOWROOM / STUDIO

TO LET

3,426 sq ft (318 sq m)



Location

Parsons Green Depot is located off Parsons Green Lane, adjacent to the London Underground District Line and is within a couple minutes walk of Parsons Green Station. The total site is approximately 1.38 hectares and follows the southern boundary of the District Line from Parsons Green Lane to Barclay Road. The site previously supported the operation of the District Line when it opened in 1880 and is currently occupied by a diverse mix of small businesses. Access to the site is via the estate road.

Description

The property comprises a warehouse / showroom / studio space of steel truss frame construction with brick elevations and benefit from a height to the underside of the truss of 4.625m rising to approximately 8m at the apex.

Access to the property is via manual roller shutter door with a width of 2.64m and height of 3m or separate staff entry.

Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value for Unit 4a & 4b is £33,000. The rates payable for 2019/20 equate to £16,203.

Floor Areas - GIA

Unit 4a & 4b	Sq ft	Sq m
Ground Floor	2,750	255
First Floor	676	63
TOTAL	3,426	318

Terms

A new full repairing and insuring lease is available for a **term of 5 years**, outside the Security of Tenure Provisions of the Landlord and Tenant Act. Quoting rent **£97,500 per annum** exclusive plus VAT. Subject to Contract.

Features

- Roof light / good levels of natural light
- WC
- Roller shutter
- Separate staff entrance
- 3 parking spaces
- Main services

Legal Costs

Each party is to bear their own legal costs.



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.

Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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