Battersea
Industrial Unit Available via Lease Assignment

Unit A, Parkfield Industrial Estate
SW11 5BA

Property at a glance:

4,183 ft^2 / 388.6 m^2

2,941 ft^2 / 273.2 m^2 yard area

11 parking spaces

Passing Rent: £90,000 p.a.x.

Good transport links

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Location: The property is situated on Parkfield Industrial Estate, just off Culvert Road in Battersea. Culvert Road is located south of Battersea Park Road, which offers excellent access towards Clapham Junction and Vauxhall, as well as the A3. Parkfield Industrial Estate is close to several key bridges providing access across the River Thames into Kensington & Chelsea.

Description: The property comprises an industrial unit arranged over ground and a first floor mezzanine. The mezzanine level is fitted as an office with WCs and benefits from heating via a gas boiler. The industrial space benefits from 8m eaves heights, currently fitted with storage racking (available by separate negotiation).

Separate to the yard space, there are 11 demised parking spaces included.

Tenure: Available via lease assignment of a 10 year lease from 1st November 2013 at a passing rent of £90,000 p.a.x. inside the 1954 L&T Act, lease copy available upon request.

Planning: The property benefits from B1/B8 planning consent. Alternative uses may be considered STPP.

Premium: Offers are invited for our client's leasehold interest, as well as fixtures and fittings to be agreed.

Business Rates: Interested parties are advised to make their own enquiries with Wandsworth Borough Council.

Rateable Value (April 2017) - £44,750

EPC Rating: D – report available upon request.

Legal Costs: Ingoing tenant to be responsible for the outgoing tenant's costs.

Viewing: For further information and viewings, please contact sole agents Mike or Ashley at Randell Commercial on 020 7135 2033.

Measurements:

Ground Floor GIA	2,972 ft²	276.1 m²
Mezzanine GIA	1,211 ft²	112.5 m²
Total GIA	**4,183 ft²**	**388.6 m²**
Yard (Side & Rear)	2,941 ft²	273.2 m²

Floor Plans: Available upon request.

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