



Arch 23
London Stone
Industrial Estate
Battersea
London
SW8 3QR

Light Industrial / Warehouse Units (B1/B8) Opportunities in Battersea

TO LET

1,586 sq ft



Location

The London Stone Business Estate is located just off Queenstown Road, Battersea. The subject property is well positioned to service the West End and Central London quickly. To the north of the arches, the area comprises of solely industrial units situated between the railway lines.

Floor Areas (Gross Internal Area)

Arch	Sq ft	(m ²)	Rent (Pa)
Arch 23	1,586	95	£47,580

Terms

The arch is available on a new full repairing and insuring lease for a term to be agreed. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs. Tenancy Agreements will incur further fees.

Description

The unit comprises of a fully lined railway arch of brick construction. Access to the arches is from Broughton Street. Internally the arches benefit from:

- Power
- Strip lighting
- Concrete Floor
- Water

Rates

Arch	Rateable Value	Rates payable
Arch 23	£22,250	£11,102.75

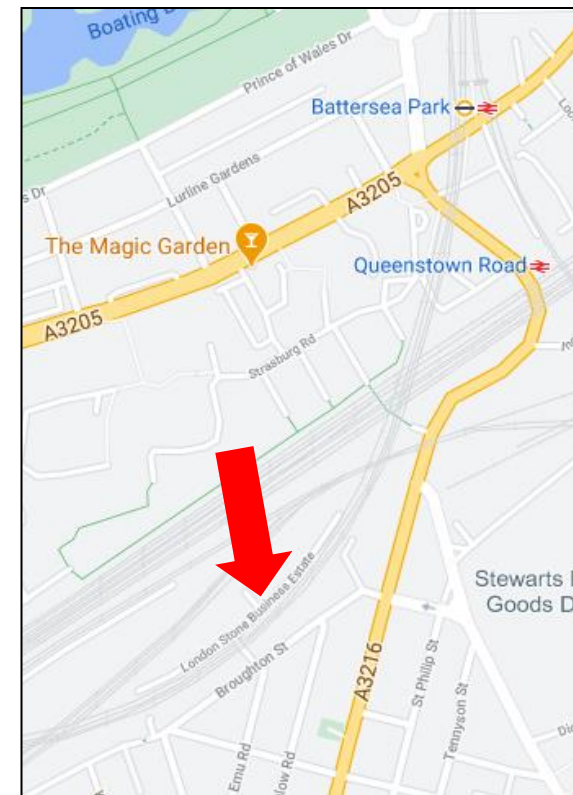
Interested parties are advised to make their own enquiries through the London Borough of Wandsworth.

Service Charge

£3,138.57 for the current year.

EPC

EPC's are available upon request.



GoogleMaps©



Indicative Image of a similar arch



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Viewing

Viewings are available strictly by appointment through joint agents Gerald Eve 020 7493 3338 and Grant Mills Wood:-

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