

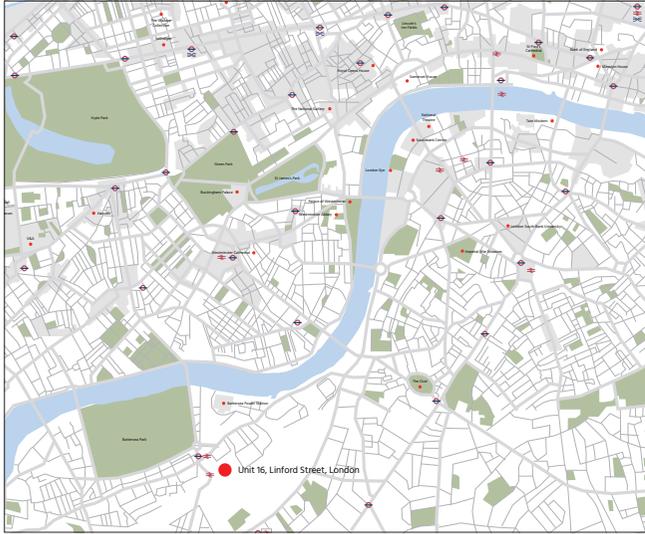


UNIT 16, LINFORD STREET BATTERSEA, LONDON, SW8 4UN

3,546 SQ FT (329.42 SQ M)

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Location

The arch is located on Linford Street Business Estate, a secure estate accessed via Stewarts Road, off Wandsworth Road.

The surrounding area is occupied by a variety of users that are predominantly industrial, trade counter and residential. Businesses on the estate include Madeira Patisserie, Crosstown Doughnuts and Wild and Heart Florists.

Description

The unit offers high quality detached industrial accommodation, with access via an electric up and over roller shutter with separate pedestrian access. There is a first floor with stair access at the front of the unit. There is full lining throughout, concrete flooring and fluorescent strip lighting. There are also WC and kitchenette facilities to the rear of the unit.

Specification

- 6m eaves
- Electric shutter door
- WC facility
- 3 phase power
- Concrete flooring

Floor Area

Ground Floor	2,003 sq ft (186.06 sq m)
Concrete First Floor	1,543 sq ft (143.36 sq m)
Total	3,546 sq ft (329.42 sq m)

Drive Times

Battersea Park Station	9 mins	(1.8 miles)
Queenstown Road Station	7 mins	(1.5 miles)
New Covent Garden Market	11 mins	(2 miles)
Central London	18 mins	(3.5 miles)
North Circular	32 mins	(8.4 miles)

Business Rates

£37,000

EPC

Available on request.

Rent

On application.

Service Charge

A service charge is applicable for maintenance and repair of the common areas.

Terms

A new lease is available by arrangement, further details available from Gerald Eve LLP.

Legal Costs

Each party to bear their own costs.

Viewings

For further information about the building or to arrange a viewing please contact the agents Gerald Eve LLP.

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