

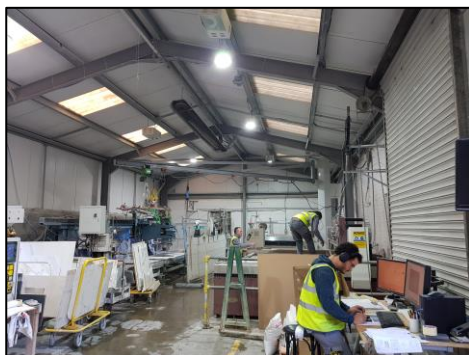
Open Storage Yard, Workshop and Offices TO LET

33 Pensbury Place
Battersea
London
SW8 4TR

Total Site Area –
14,060 sq. ft. (1,306.25 sq. m.)



Open Storage, Workshop Unit & Offices – South-West London



LOCATION

The property is located close to Wandsworth Road Overground Station and approximately ¾ mile south of Battersea Power Station/Nine Elms, with their new underground stations at both locations.

The unit is located to the northeast side of Pensbury Place and opposite Royal Mail's multi-storey car park adjacent to their Delivery Office located in Pensbury Street.

DESCRIPTION

The premises provides a mixture of buildings located around a secure open storage yard.

The buildings on site provide space for industrial and storage uses, whilst offices are provided in 2 two storey portacabins.

EPC

Rating: E 101

Expiry: 9 November 2027

ACCOMMODATION

(Gross Internal Areas)

Workshop Unit (1-storey): 3,784 sq. ft. (351.57 sq. m.)

Rear Storage Building: 385 sq. ft. (35.74 sq. m.)

Portacabin Offices 1 (2-storey): 1,297 sq. ft (120.5 sq. m.)

Portacabin Offices 2 (2-storey): 808 sq. ft.(75.02 sq. m.)

Total Site Area (Measured from Promap):

14,060 sq. ft. (1,306.25 sq. m.)

0.323 acres (0.131 ha)

AMENITIES

- Open Storage Yard laid mainly to concrete
- Site secured by steel Palisade fencing
- Workshop Space with 3.22 metres to the eaves
- Three phase electricity supply
- Portacabin Offices
- B8/ Class E Uses

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

YARD, WORKSHOP AND OFFICES - TO LET

Rent: £192,000 per annum exclusive

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LEASE

A new lease is available on terms to agreed.

VAT

The property is elected for VAT.

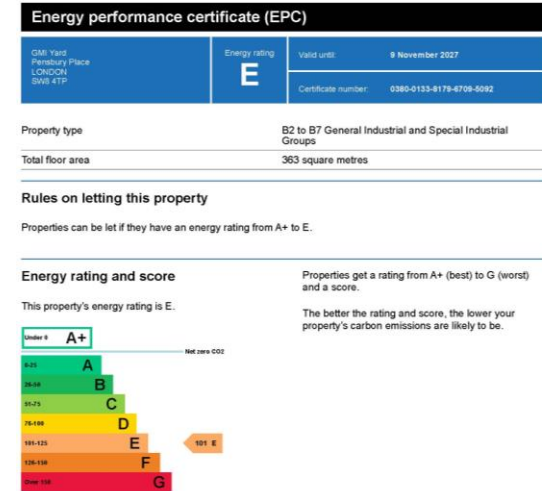
LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2023 List Rateable Value: £19,750
UBR 2025/2026 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable.



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