

Unit 73, Safestore at Ingate Place, Battersea London SW8 3NS

4,567 Sq. Ft. Secure High Eaves Opportunity



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Location

The property is situated within the Safestore self storage site to the rear of Ingate Place, close to the Junction of Queenstown Road and Battersea Park Road. The property is well connected for railway links, being a few minutes walk from Queenstown Road and Battersea Park rail stations. Services offer direct access to Waterloo, Victoria and Clapham Junction Stations. Numerous buses pass along Queenstown Road offering easy access to the West End and South London. Battersea Park is a short walk from the premises.

Connectivity

Queenstown Road	0.1 km
Battersea Park	0.3km
Wandsworth Road	0.7km
Clapham North	1.5km
Clapham Common	1.5km
Stockwell	1.6km

Description

The self contained warehouse facility offers extensive floor to ceiling heights, ideal for a tenant's installation of racking, mezzanines or further storage. The unit extends to 4,567 sq ft (GIA), all situated on the ground floor.

The unit benefits from a full height roller shutter door which loads onto an extensive and secure forecourt parking area. Additional parking is also provided around the perimeter of the yard which is secured via two manual heavy duty gates. There is a small canteen/break up area and both male and female WCs. 3 phase power is available.

The property is ideal for use as a storage facility or a use in need of utilising high eaves throughout the unit.

Amenities

- Frontage/marketing opportunities onto the railway line
- Securely gated forecourt parking and loading
- Roller shutter access
- B1/ B8 planning
- 6m plus eaves height throughout
- Ancillary welfare facilities
- 24/7 access
- 3 Phase Power

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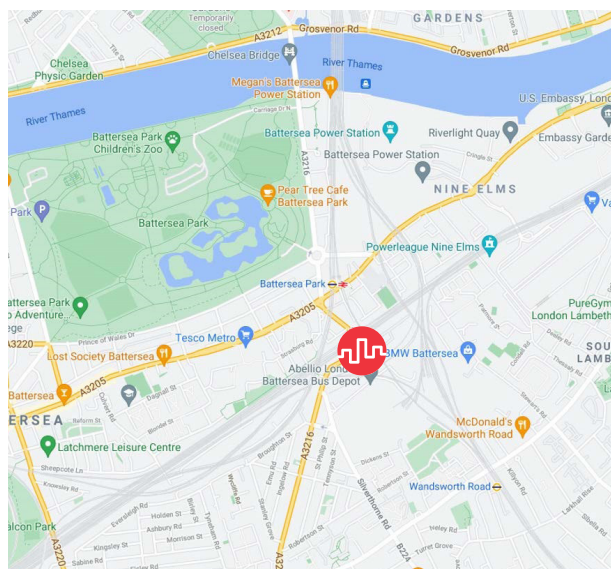


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Location Plan

Not to scale, indicative only.



Accommodation (GIA)

Description	sq ft	sq m
Warehouse	4,567	424.28
Total	4,567	424.28

Terms

The property is available by way of a new FRI lease for a term to be agreed. We will consider short and long term leases.

Quoting Rent

Available upon request.

Service Charges

Available upon request

Internal Photos

Not to scale, indicative only.



Rates

The current rateable value for £83,000. For all rates related enquiries please contact the London Borough of Wandsworth.

Further Information

Viewing is strictly by appointment only, through joint agents
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