

LINFORD STREET BUSINESS ESTATE

BATTERSEA SW8 4AB

/// acting.smug.trips

**AVAILABLE
NOW**

TO LET
THREE REFURBISHED
INDUSTRIAL UNITS
1,260-6,940 SQ FT



BAK11505-BAK11511-BAK11513

WORK MAKE THRIVE @

LINFORD STREET

A popular industrial estate offering newly refurbished high quality industrial accommodation in Battersea.

All units are accessible via an electric up and over roller shutter and a separate pedestrian door. They are newly refurbished, and feature 3-phase power, LED lighting, and WC facilities, and level concrete flooring. Externally the units have dedicated loading bays. Unit 5 also benefits from a mezzanine floor, with a floor loading of 2.5kn.

All units have E(g) and B8 planning, suitable for industrial, storage and distribution use.



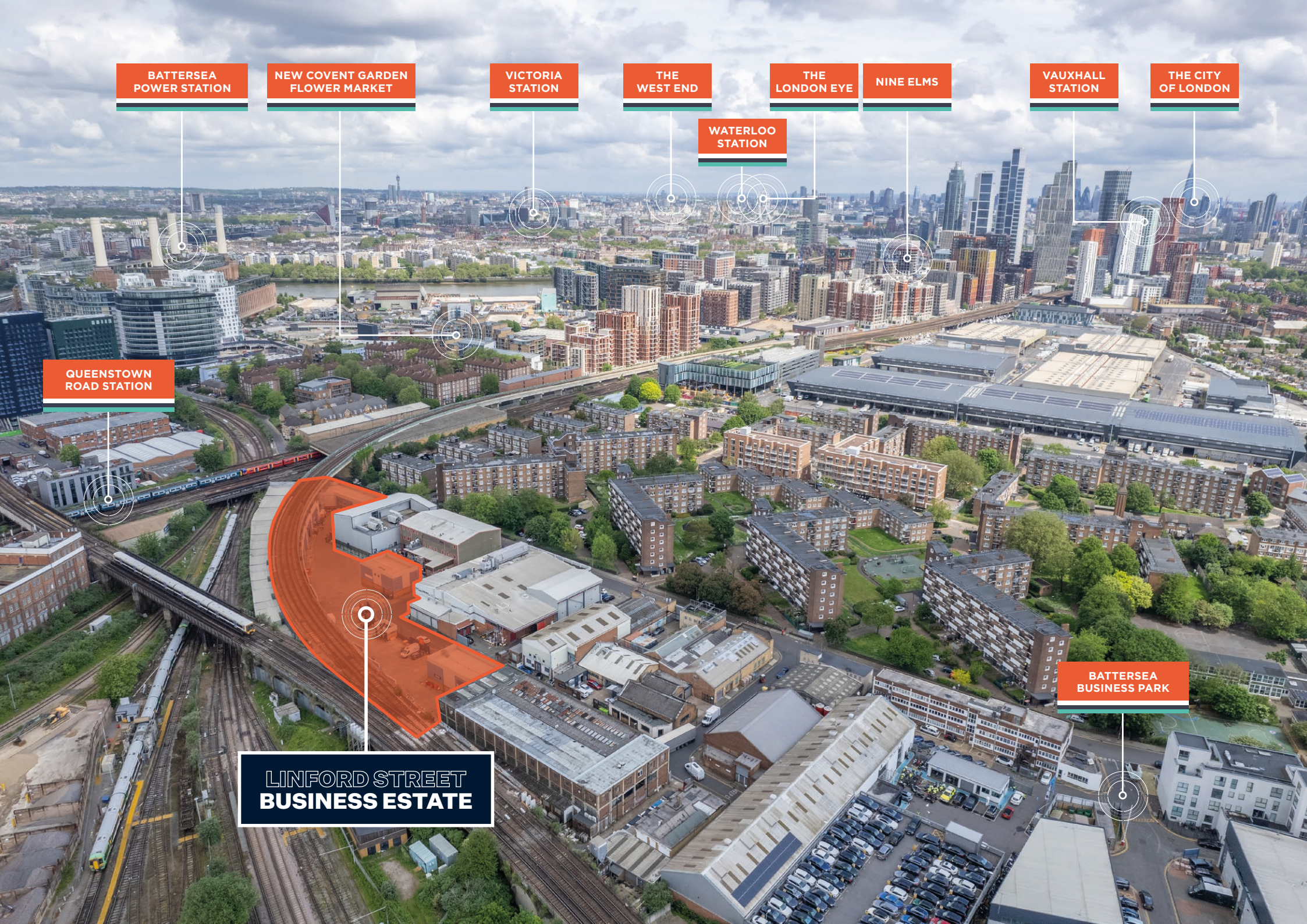
LOCATION

THE UNITS ARE LOCATED ON LINFORD STREET BUSINESS ESTATE, A SECURE ESTATE ACCESSED VIA STEWARTS ROAD, OFF WANDSWORTH ROAD.

The area is an established industrial location with a range of occupiers across the subject and neighbouring estates, including traditional industrial uses, trade counters, food production and a brewery.

The estate has excellent public transport links with Wandsworth Road Overground, Battersea Power Station Underground, Battersea Park Overground and Queenstown Road Overground all in short walking distance. The popular New Covent Garden Market is a 9 minute walk away, and Central London can be accessed in just 21 minutes by car.





**BATTERSEA
POWER STATION**

**NEW COVENT GARDEN
FLOWER MARKET**

**VICTORIA
STATION**

**THE
WEST END**

**THE
LONDON EYE**

NINE ELMS

**VAUXHALL
STATION**

**THE CITY
OF LONDON**

**WATERLOO
STATION**

**QUEENSTOWN
ROAD STATION**

**LINFORD STREET
BUSINESS ESTATE**

**BATTERSEA
BUSINESS PARK**

ACCOMMODATION

UNIT	GF SQ FT	MEZZANINE SQ FT	TOTAL	RENT PA
5	2,210	1,520	3,730	£100,000
11	1,950	-	1,950	£65,000
13	1,260	-	1,260	£42,000

- Industrial units benefiting from 3-phase power 200amp. Unit 5 also benefits from having gas supply.
- Access via both an electric roller shutter and a pedestrian entrance to the front of the units.
- Dedicated loading bays to the front of each unit allowing for easy transfer of goods in and out.
- Maximum unit heights:
 - Unit 13 - 4m
 - Unit 11 - 4.12m
 - Unit 5 - 6.44m with 3m above and below the mezzanine. 2.5kn/m2 loading on the mezzanine.

TRAVEL TIMES

Battersea Park Station



6 mins
(0.3 mile)

Battersea Power Station



7 mins
(0.4 mile)

New Covent Garden Market



9 mins
(0.5 mile)

Queenstown Road Station



11 mins
(0.6 mile)

South Circular



17 mins
(2.9 miles)

Central London



21 mins
(3.5 miles)

City of London



25 mins
(4.5 miles)



UNIT 11



- Unit 1** Madeira Patisserie
- Unit 2** Madeira Patisserie
- Unit 3** Gobrand's UK Ltd
- Unit 4** Wild at Heart
- Unit 6** UK Cake Ltd
- Unit 7** TBC
- Unit 8** Healthy & Eatali
- Unit 9** Crosstown Doughnuts
- Unit 10** Gemcorp Capital Limited
- Unit 12** Crosstown Doughnuts
- Unit 14** Westminster Meat Market
- Unit 15** Lantern Training
- Unit 16** Islands Chocolate
- Unit 17** TSK BROS

 Available units
 Occupied units

SPECIFICATION



Fully
refurbished
units



24/7
access



Electric
roller shutters



Dedicated
loading bays
with parking
permits available



Available
now



3-phase
power
supply



LED
lighting



WC
facilities



Maximum heights
of 4.0m, 4.12m,
and 6.44m



COSTS PER ANNUM

	Unit 5	Unit 11	Unit 13
Rent	£100,000	£66,000	£42,000
Service Charge	£3,740	£2,770	£2,100
Insurance	£1,550	£670	£600
Business Rates	£32,510	£26,370	£15,340

Indicative monthly costs:

Unit 5 **£11,690**

Unit 11 **£8,660**

Unit 13 **£5,000**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A rating.

PLANNING

E(g) & B8

TERMS

A new lease is available by arrangement, further details available from the joint agents.

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

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

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The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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