

TO LET



Units 7 & 9, Falcon Court, Earlsfield, SW17 0JH

High Quality Business / Warehouse Units - 2,264 sq ft – 4,639 sq ft
(210 sq m – 431 sq m)



Key Features

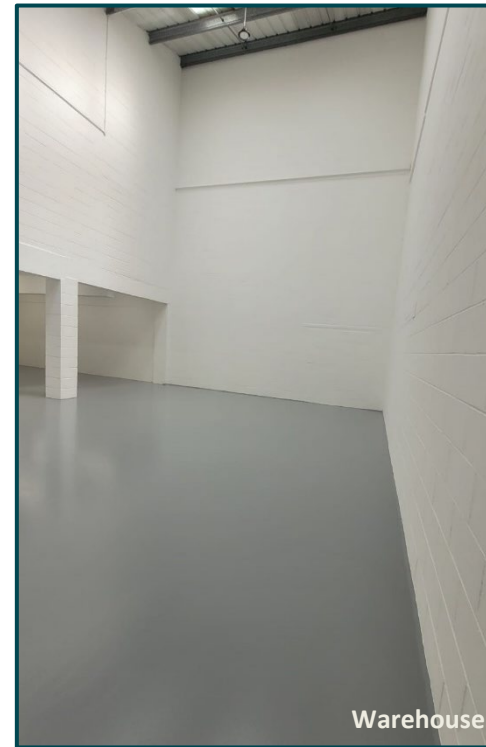
- Rarely available, centrally located modern business units
- One refurbished unit and one to be refurbished
- Secure shared yard
- Opportunity to combine the units
- Allocated car parking
- Flexible Under Croft
- Other nearby occupiers include Insite Graphics, Vaughan Design, Arrow Electrical Lighting, Wimbledon Art Studios and Gander & White

Description

A well laid out modern estate with good loading and car parking provision. The estate is comprised of eight units, built in the late 1980's, of steel portal frame construction, steel profiled elevations, roof sheeting and attractive brick part front and side elevations under mono-pitched roofs. The units adjoin and so can be taken separately or combined.

Unit 7 & 9 features:

- 6m minimum clear height
- Fitted open plan, first floor office accommodation
- Up & over level loading door per unit
- Warehouse lighting
- Generous loading apron
- Allocated car parking spaces
- A fenced and gated shared yard
- Flexible undercroft area for additional offices, showroom, trade counter, welfare or low height storage.
- Unit 7 is refurbished, and Unit 9 is to be refurbished



Warehouse



Undercroft

Location

Falcon Court is located on St Martins Lane, Earlsfield. The A3 is 2 miles to the north providing access to Central and South-West London and the M25. The A24 is 1 mile to the South-East providing access to Mitcham, Croydon, South London and the M25 / M23.

Public transport is via Earlsfield Station (0.5 miles) providing South-Western services to Clapham Junction and Waterloo and the South-West. Bus routes 44, 77 and 270 provide access to Victoria, Tooting, Mitcham and Putney.

Accommodation

Unit 7	Sq Ft	Sq M	Unit 9	Sq Ft	Sq M
Ground Floor	1,561	145.00	Ground Floor	1,472	136.75
First Floor Offices	814	75.60	First Floor Offices	792	73.58
Total	2,375	220.60	Total	2,264	210.33

Approximate gross internal area.



First Floor Offices



Kitchenette

Rates

Unit 7: RV £54,500 (April 2023).
Unit 9: RV £48,750 (April 2023).

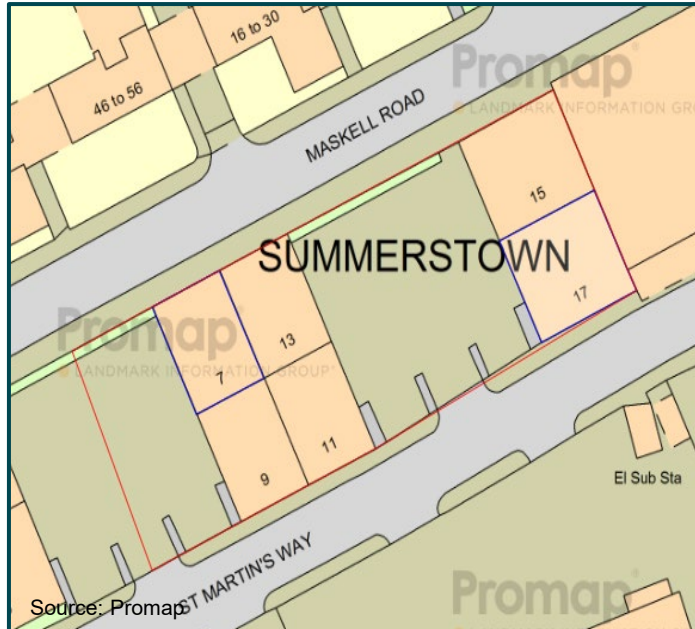
All interested parties should direct their enquiries to Wandsworth Local Authority.

Service Charge

A service charge may be levied for the upkeep of the common parts of the estate.

Terms

The units are available on new Full Repairing and Insuring leases on terms to be agreed.



EPC

Unit 7: D (90)
Unit 9: D (85)

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.



Contact

For further information, or to arrange a viewing, please contact Knight Frank or our joint agents.



GUS HASLAM

020 7861 5299
078 8559 6877
gus.haslam@knightfrank.com

ELLIOT EVANS

020 3995 0760
07870 802 628
elliott.evans@knightfrank.com



MARCO BAIO

0203 369 4000
07752 473 964
mb@cogentre.co.uk

WILL NORMAN

0203 369 4000
07796 774 436
wn@cogentre.co.uk

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs dated May 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.