

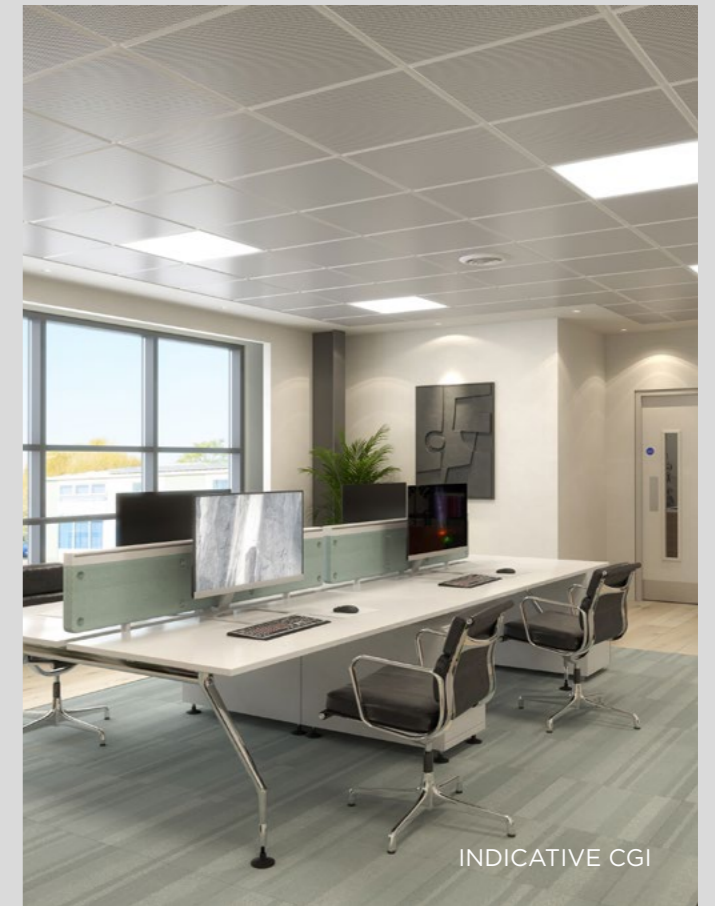
# VALOR PARK

## WANDSWORTH



**THREE BRAND NEW INDUSTRIAL /  
TRADE UNITS TO LET**  
**4,372 - 28,403 SQ FT (406 - 2,638.7 SQ M)**  
AVAILABLE Q4 2024





LOCAL OCCUPIERS:

TOOLSTATION

safestore

WOLSELEY



# 4,372 - 28,403 SQ FT SELF-CONTAINED ACCOMMODATION

## ESG FOCUSED



ROOFTOP SOLAR  
PV PANELS



EV  
CHARGING



TARGET EPC A AND  
BREEAM EXCELLENT



LED LIGHTING  
WITH PIR CONTROLS



GREEN  
WALL



NET ZERO  
CARBON SCHEME

## ACCOMMODATION

Different unit configurations are available.

UNITS 1A	SQ M	SQ FT
Warehouse	607.4	6,538
Entrance Core	39.8	428
First Floor Office	89.7	966
First Floor Storage	87.2	939
<b>Total</b>	<b>824.1</b>	<b>8,871</b>

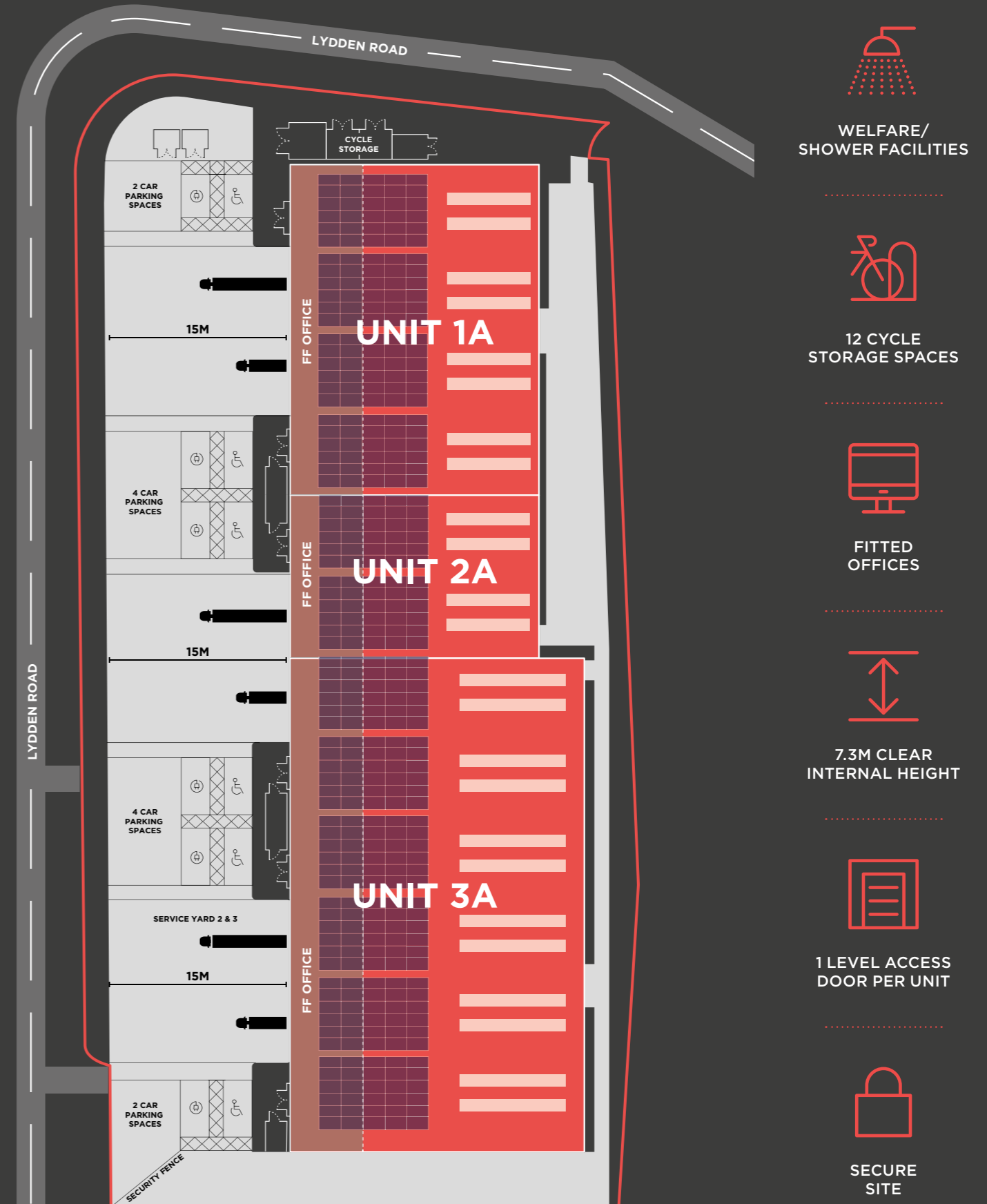
UNIT 2A	SQ M	SQ FT
Warehouse	281.7	3,032
Entrance Core	37.3	401
First Floor Office	87.2	939
<b>Total</b>	<b>406.2</b>	<b>4,372</b>

UNITS 3A	SQ M	SQ FT
Warehouse	1,104.4	11,888
Entrance Core	39.8	428
First Floor Office	89.7	966
First Floor Storage	174.5	1,878
<b>Total</b>	<b>1,408.4</b>	<b>15,160</b>

\*Areas listed are GEA

## DESCRIPTION

Valor Park, Wandsworth, is set to comprise 3 new, high-spec, self contained industrial and trade units on a secure and self contained site. The specification includes steel portal frame construction, roof lights, modern high quality office mezzanines, level access loading to each unit, 7.3m eaves heights, as well as 12 allocated parking spaces. Alternative unit configurations are also available to suit occupier requirements.



WELFARE/  
SHOWER FACILITIES



12 CYCLE  
STORAGE SPACES



FITTED  
OFFICES



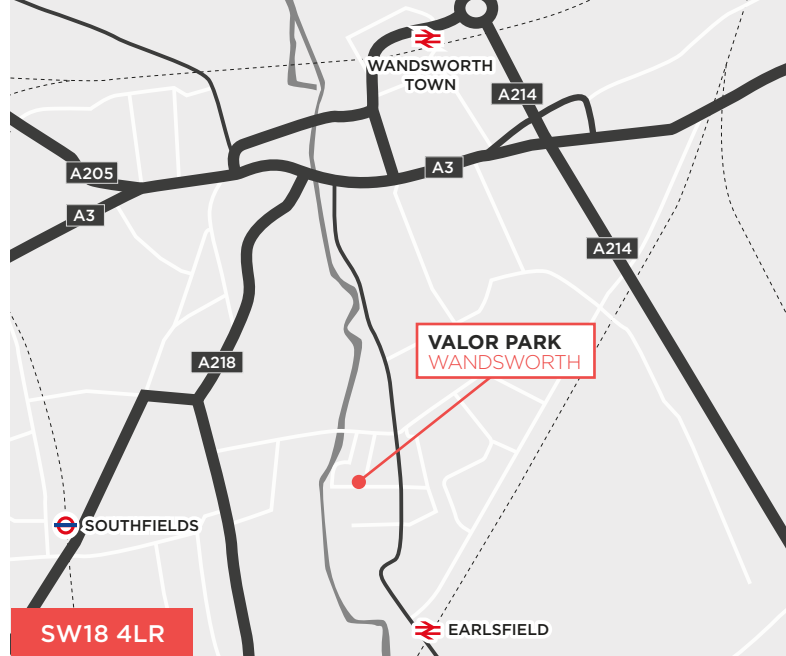
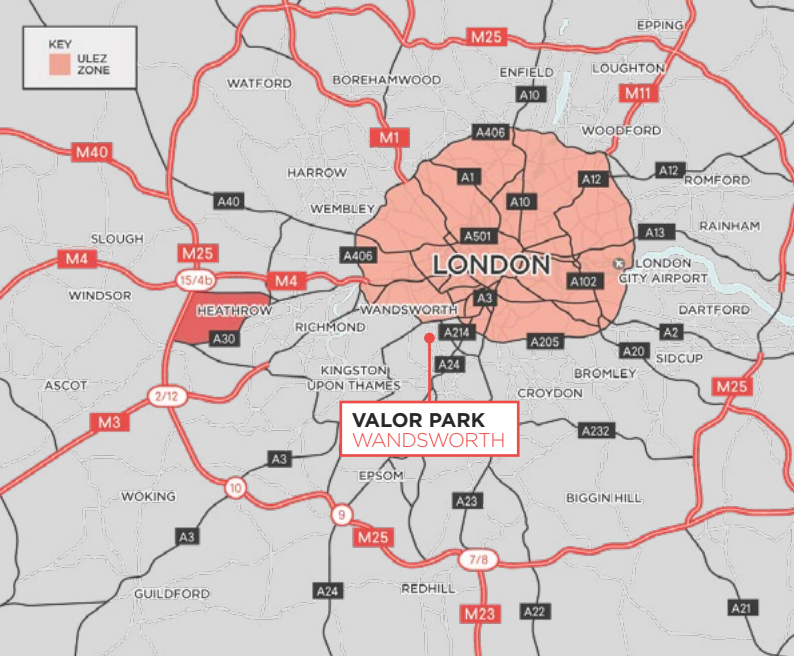
7.3M CLEAR  
INTERNAL HEIGHT



1 LEVEL ACCESS  
DOOR PER UNIT



SECURE  
SITE



## LOCATION

Valor Park Wandsworth is strategically located in a prime urban location, ideal for last mile logistics, distribution and trade.

With direct access to the A3, connecting it to the City of London in as little as 24 minutes, the M25 (J10) in 25 minutes and all the way to Portsmouth in 1hour 10mins. The property is well connected to public transport networks, with Earlsfield train station 0.5 miles away and Southfields tube station 0.7 miles away.

PUBLIC TRANSPORT	MILES	TIME
Earlsfield Station	0.5	3 mins
Southfields Underground	1.2	5 mins
Wandsworth Town Station	1.4	7 mins
Clapham Junction Station	2.0	7 mins

**EPC**  
Target A.

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

**RENT**  
Upon Application.

**TERMS**  
The units are available by way of new FR&I leases on terms to be agreed.

MAIN ROADS	MILES	TIME
A214	0.9	4 mins
A3	1.4	6 mins
A24	2.1	6 mins
Central London	6.8	24 mins
M25	17.6	25 mins
Portsmouth	70.0	1hr 10 mins
Southampton	80.3	1hr 25 mins

AIRPORTS	MILES	TIME
London City Airport	14.2	40 mins
Heathrow Airport	15.5	24 mins
Gatwick Airport	23.3	45 mins

## LOCAL POPULATION



SOURCE: Nomis

For further information or to arrange an inspection please contact the joint agents:



**Iolo Morgan**  
iolo.morgan@realestate.bnpparibas  
07471 227 336

**Zach Heppner-Logan**  
zach.heppner-logan@realestate.bnpparibas  
07787 221 412



**Marco Baio**  
mb@cogentre.co.uk  
07752 473 964

**Will Norman**  
wn@cogentre.co.uk  
07796 774 436



**Alex Lewis**  
alex@lewisco.co.uk  
07815 788 825

**Sam Johnson**  
sam@lewisco.co.uk  
07563 393 940

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by BNP PARIBAS, COGENT and LEWIS & CO 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 BNP PARIBAS, COGENT and LEWIS & CO nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: 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. VAT: The VAT position relating to the property may change without notice.