

STEWARTS LANE

UNITS 1-2, STEWARTS LANE
BATTERSEA SW8 3HE

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TO LET

**TWO NEWLY REFURBISHED
WAREHOUSE UNITS OFFERING
13,840 SQ FT, 7,080 SQ FT, OR
20,920 SQ FT OF INDUSTRIAL
ACCOMMODATION**

with a 6,540 sq ft private yard.



SPACE TO THRIVE @

STEWARTS LANE

**Two newly refurbished warehouses
in Battersea offering accommodation
of up to 20,920 sq ft with a 6,540 sq ft
private yard.**

The accommodation comprises two warehouses with the option to take the space as a whole or individually. The units benefit from being fully refurbished, with WC and staff welfare facilities.

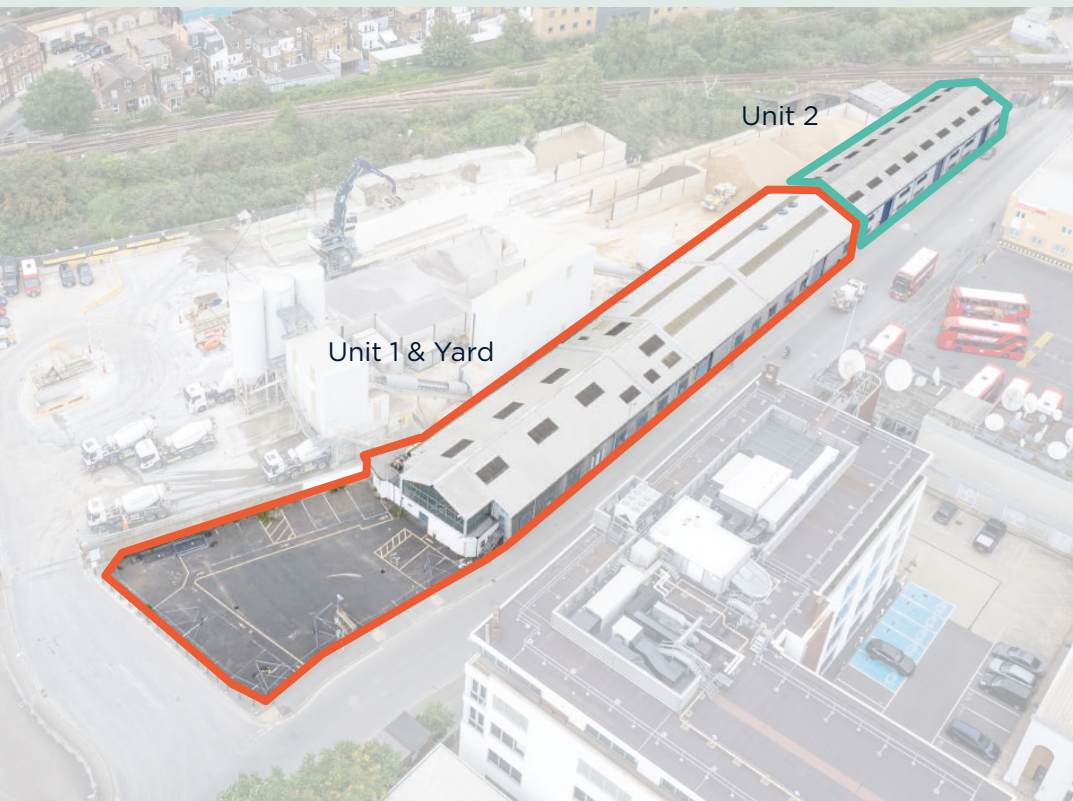
The entire warehouse benefits from a total of 5 loading doors, as well as a demised yard and parking area to the front of the unit.

The property has E (g) & B8 planning.

UNIT	SQ FT
1	13,840
1 YARD	6,540
2	7,080
1 & 2	20,920
TOTAL	27,460



Unit 1 & Yard

















Unit 2

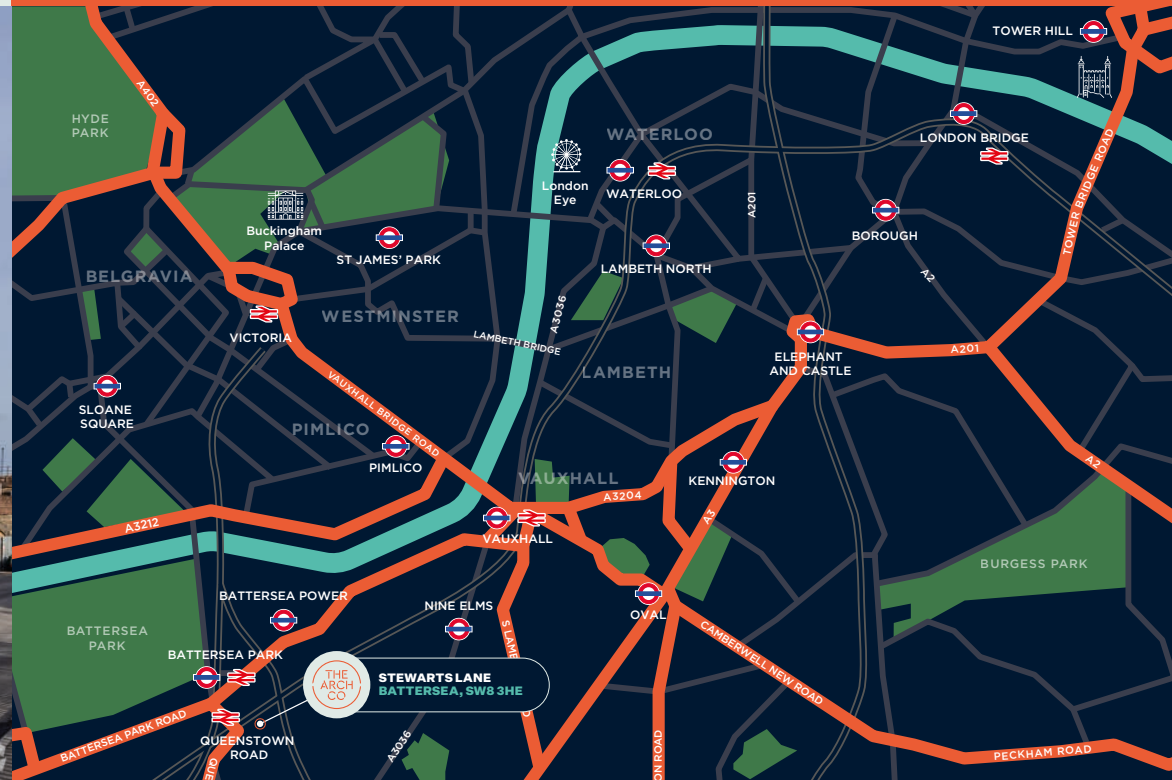
LOCATION

THE PROPERTY IS IN A PRIME LOCATION IN BATTERSEA, LOCATED ON STEWARTS LANE AND FRONTING ONTO SILVERTHORNE ROAD, DIRECTLY OFF OF WANDSWORTH ROAD.

The unit is situated within close proximity of Queenstown Road Station, Battersea Power Station and Clapham Junction Station, and the A3205 provides links to the City of London, reached in just 26 minutes by car, and the West End, reached in 23 minutes by car. Neighbouring tenants include Howdens, Abellio bus depot and a number of other industrial uses.

DRIVE TIMES

Queenstown Road Station	 	1 min (0.3 miles)
Battersea Park Station	 	5 mins (0.9 miles)
Battersea Power Station	 	6 mins (1 mile)
Clapham Junction Station	 	9 mins (1.3 miles)
A205	 	9 mins (1.6 miles)
West End	 	23 mins (3.7 miles)
City of London	 	26 mins (4.9 miles)





Unit 1



ACCOMMODATION

UNIT	INTERNAL SQ FT	YARD SQ FT	RENT PA
1	13,840	6,540	£475,000
2	7,080	N/A	£235,000
1 & 2	20,920	6,540	£710,000

- Rare opportunity for a large commercial space in a prime location in Battersea.
- Newly refurbished warehouse(s), available to let as two individual or as one unit.
- Excellent transport links and access to the West End and City of London.
- Demised parking and loading area.
- Ample loading with 5 electric roller shutter doors.



Unit 1



Unit 1 Yard



SPECIFICATION



24/7
access



Fully
refurbished
units



Demised
yard/car
parking



WC and staff
welfare
facilities



Apex height
of 7.3m-8.76m



3-phase
electricity



5 electric
roller shutter
doors



Eaves height
of 4.6m-6.3m



Gas
supply

COSTS PER ANNUM

	Unit 1	Unit 2
Rent (pa)	£475,000	£235,000
	£710,000	
Business Rates (pa)	£85,606	£46,080
Service Charge (pa) (£0.48psf)	£6,333	£3,413

Indicative monthly costs:

Unit 1 £47,000

Unit 2 £24,000

All figures quoted are exclusive of VAT which is applicable.

Business rates will need to be re-assessed once refurbishment is complete.

EPC

A rating.

TERMS

A new lease is available directly from the landlord on terms to be agreed. The unit is available as a whole or in two parts (unit 1 and unit 2). If taken in part, unit 1 will benefit from the secure yard.

PLANNING

E(g) and B8.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our agents.

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