



Sanderson
Weatherall

INDUSTRIAL UNIT TO LET



UNIT 3, MAHATMA GANDHI INDUSTRIAL ESTATE, MILKWOOD ROAD, LONDON, SE24 0JF

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Location

Mahatma Gandhi Industrial Estate is located between Brixton and Herne Hill on the western side of Milkwood Road (B222), approximately 1.0km east of Brixton town centre. Coldharbour Lane (A2217) and Railton Road (B223) are easily accessible. The area has good transport links.

Rail: Loughborough Junction: 0.5km, Herne Hill: 0.8km, Brixton: 1.0km
 London Underground: Brixton (Victoria Line): 1.0km

Description

Mahatma Gandhi Industrial Estate consists of an industrial estate with terraced units and associated parking within a secure palisade fence.

The available accommodation consists of an industrial unit with the following amenities.

- Roller shutter
- Windows to the front and rear providing good natural light
- 3 Phase Power
- WC
- Kitchenette
- Eaves height: 5.5m

Accommodation

Accommodation	Description	Floor Area (Approx. GIA)	
		Sq M	Sq Ft
Unit 3	Ground Floor warehouse unit	111.18	1,197
	Total	111.8	1,197

Parking

2 x car parking spaces are allocated to the unit.



Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews.

Offers

Offers in the region of £30,000 per annum exclusive

Within your offer, please include the following information:

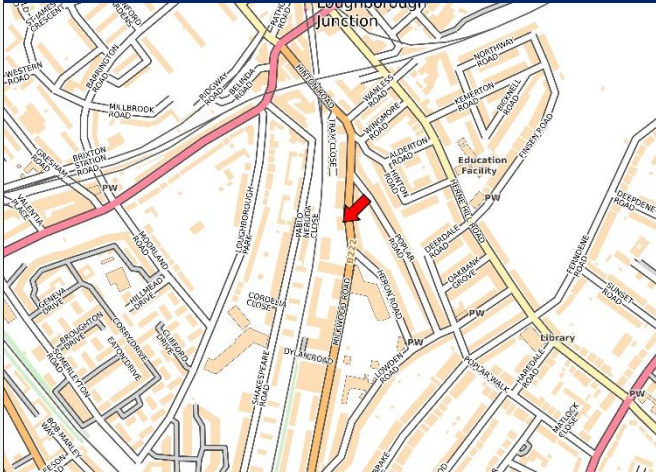
1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the Landlord as security and held for the duration of the term.

Business Rates

To be assessed



- Close to Brixton
- New WC and Kitchenette
- 2 x Car spaces

Energy Performance Certificate

Available on request.

VAT

The property is not subject to VAT.

Planning

All planning related enquiries should be via Lambeth Council Planning Department.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.



Viewing and further information:

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