



LINFORD STREET BUSINESS ESTATE

BATTERSEA SW8 4AB /// acting.smug.trips

TO LET
THREE REFURBISHED
COMMERCIAL UNITS
1,950-3,730 SQ FT



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 open E Class & B8 planning, suitable for leisure, office, industrial, and storage use.

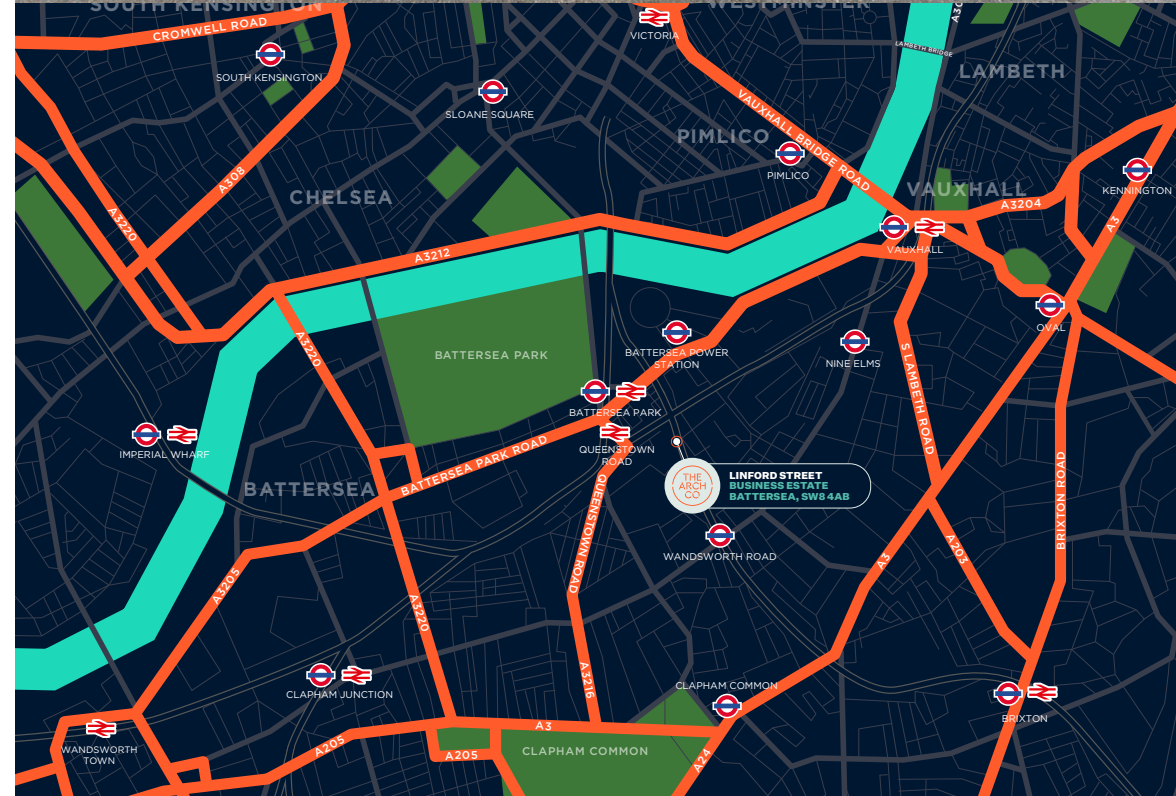


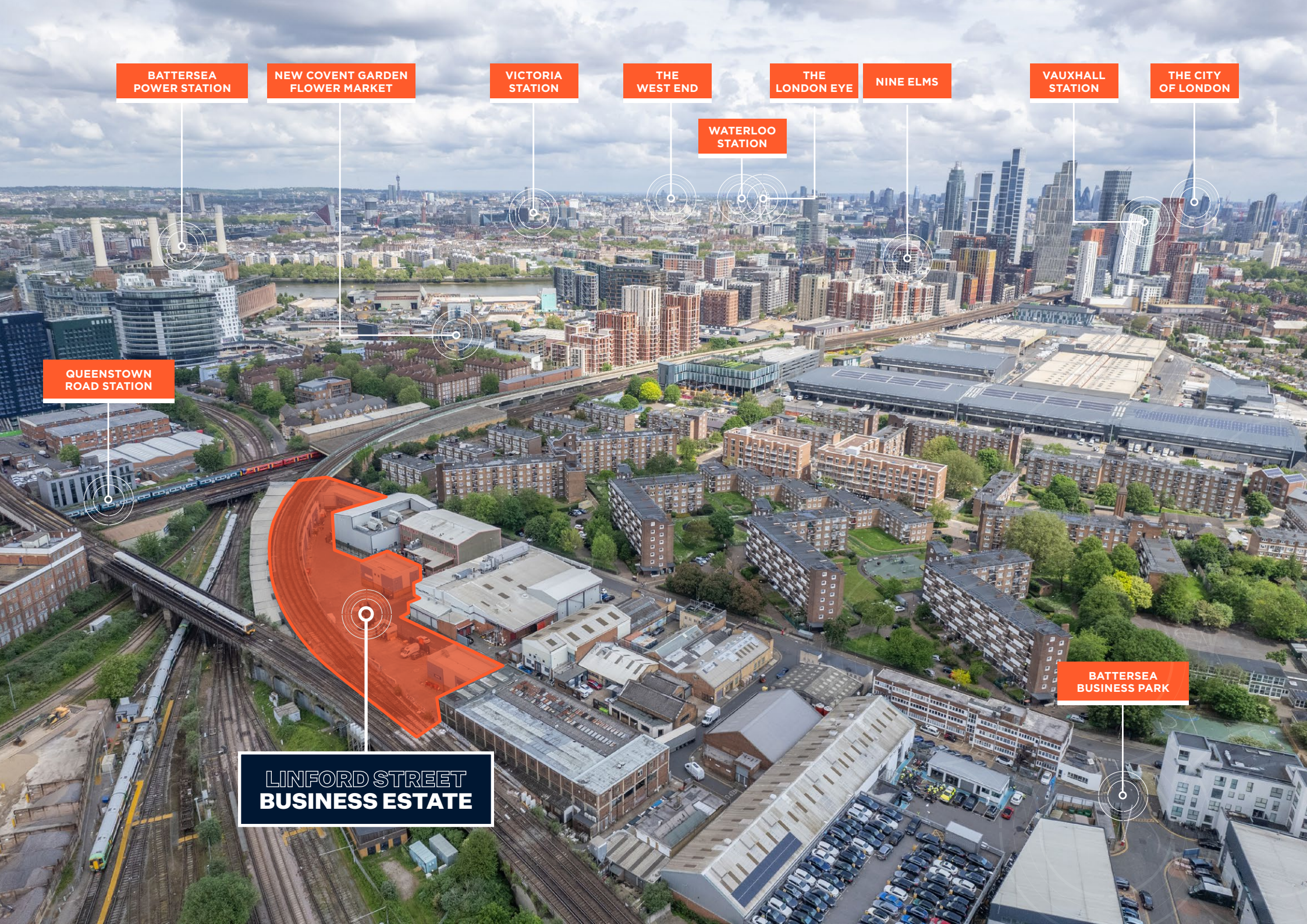
LOCATION

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	£89,000
11	1,950	-	1,950	£65,000

- 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 5 - 6.44m with 3m above and below the mezzanine.
2.5kn/m2 loading on the mezzanine.
Unit 11 - 4.12m

TRAVEL TIMES





Unit 11

LOADING BAY



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
4.12m and 6.44m**



**Open E Class
& B8 planning**



Unit 11

COSTS PER ANNUM

	Unit 5	Unit 11
Rent	£89,000	£66,000
Service Charge	£3,740	£2,770
Insurance	£1,550	£670
Business Rates	£32,510	£26,370

Indicative monthly costs:

Unit 5 **£10,890**

Unit 11 **£8,660**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A rating.

PLANNING

Full open E Class & B8 planning.

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

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued May 2025.



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