



LONDON STONE BUSINESS ESTATE BROUGHTON STREET

BATTERSEA SW8 3QR /// banana.stages.runner

TO LET
INDUSTRIAL UNITS
IN BATTERSEA
C. 1,420-1,590 SQ FT



SPACE TO THRIVE @

LONDON STONE **BUSINESS ESTATE**

ULTRA URBAN LIGHT INDUSTRIAL AND
STORAGE UNITS IN BATTERSEA, LOCATED
APPROXIMATELY 5 MINUTES WALK FROM
QUEENSTOWN ROAD STATION AND C. 22
MINUTES' DRIVE FROM THE WEST END.

Each unit is fully lined, and benefits from
3-phase power, fluorescent strip roof lighting,
a WC facility, and front loading.

E(g)iii & B8 use classes, suitable for light
industrial businesses, storage & distribution.



LOCATION

LONDON STONE BUSINESS ESTATE IS ACCESSED VIA A THROUGH ARCH FROM BROUGHTON STREET, LOCATED DIRECTLY OFF QUEENSTOWN ROAD (A3216), BATTERSEA.

The area to the north of the units comprises solely industrial accommodation, and to the south mainly residential properties.

London Stone Business Estate is approximately five minutes' walk from Queenstown Road Station, with train services directly to Waterloo, and 5 minutes drive from New Covent Garden Market.

Central London is just 22 minutes' drive from the unit, accessible via the A3216 and Battersea Park Road.

TRAVEL TIMES

Queenstown Road Station



3 mins
(0.6 mile)

Battersea Power Station



7 mins
(1.1 mile)

New Covent Garden Market



11 mins
(2 miles)

Central London

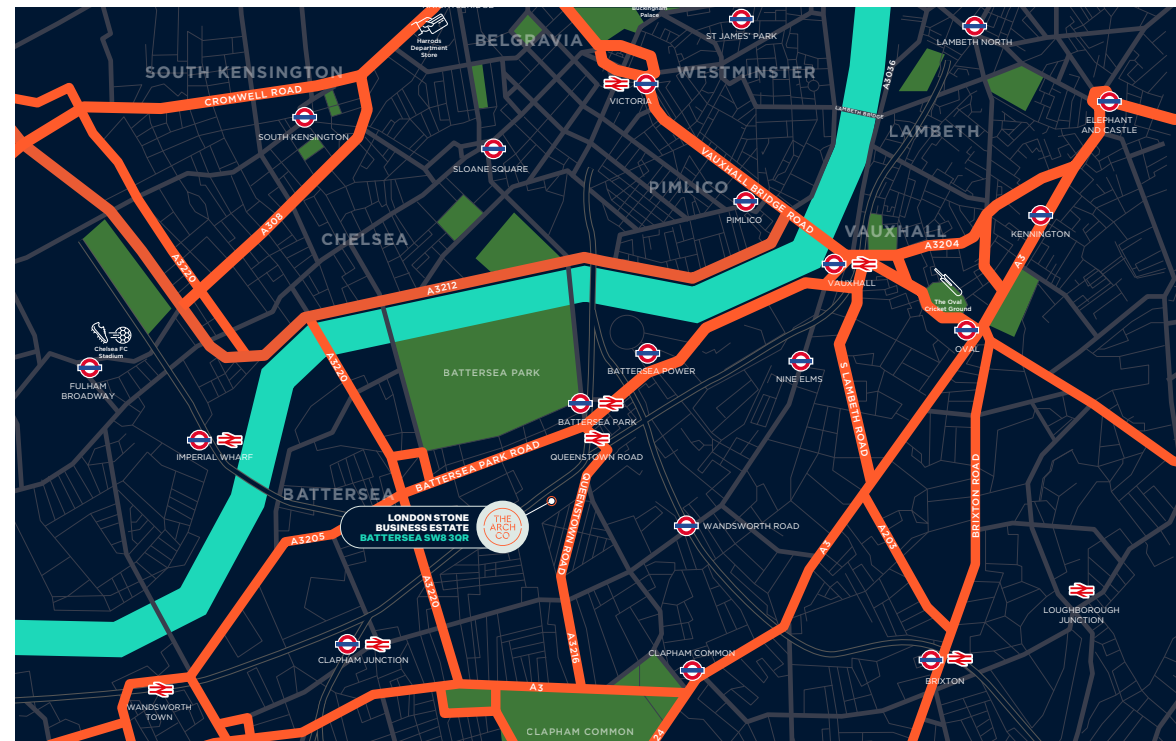


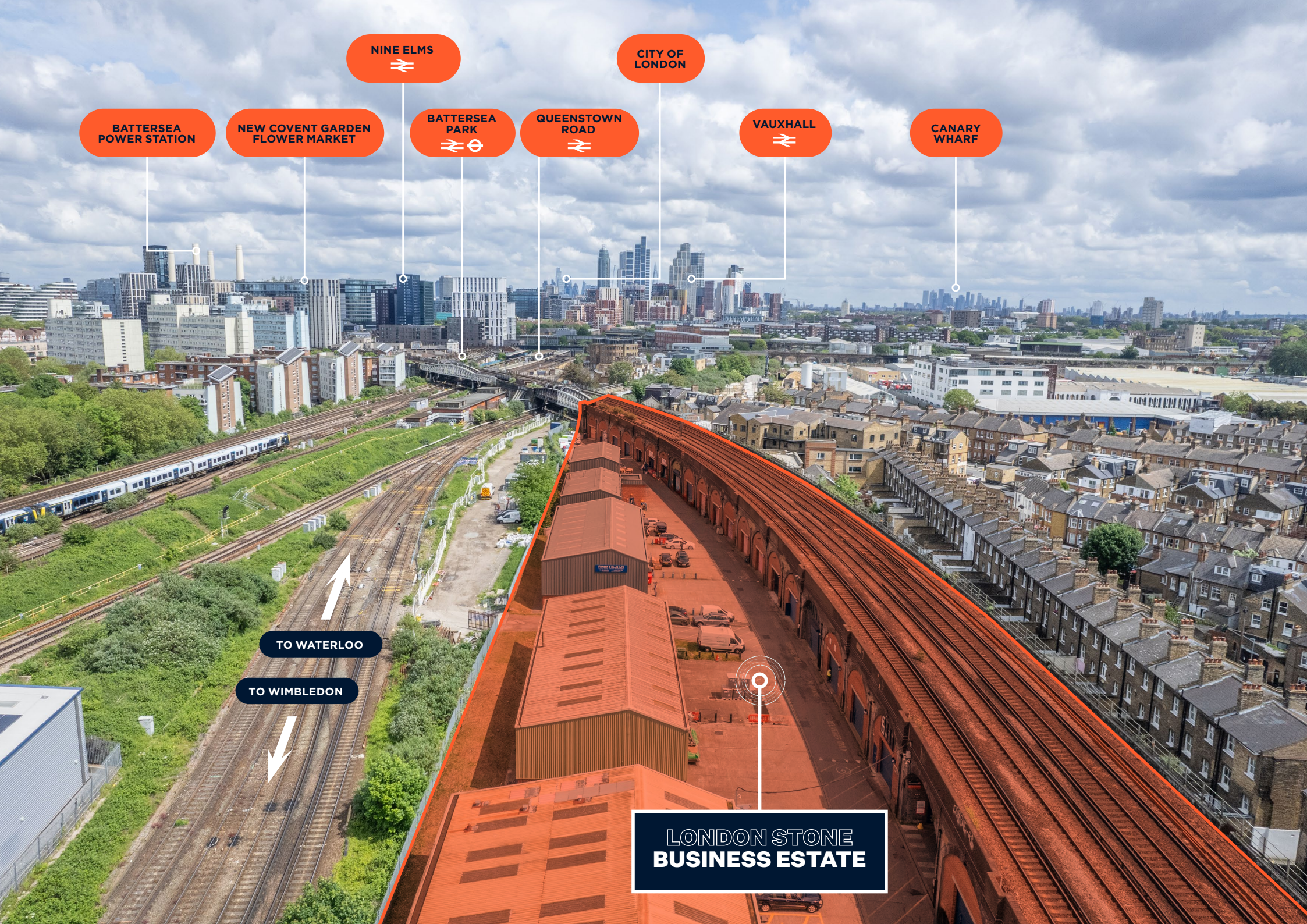
22 mins
(3.8 miles)

North Circular



45 mins
(9.3 miles)





NINE ELMS



CITY OF
LONDON

BATTERSEA
POWER STATION

NEW COVENT GARDEN
FLOWER MARKET

BATTERSEA
PARK



QUEENSTOWN
ROAD



VAUXHALL



CANARY
WHARF

TO WATERLOO

TO WIMBLEDON

LONDON STONE
BUSINESS ESTATE

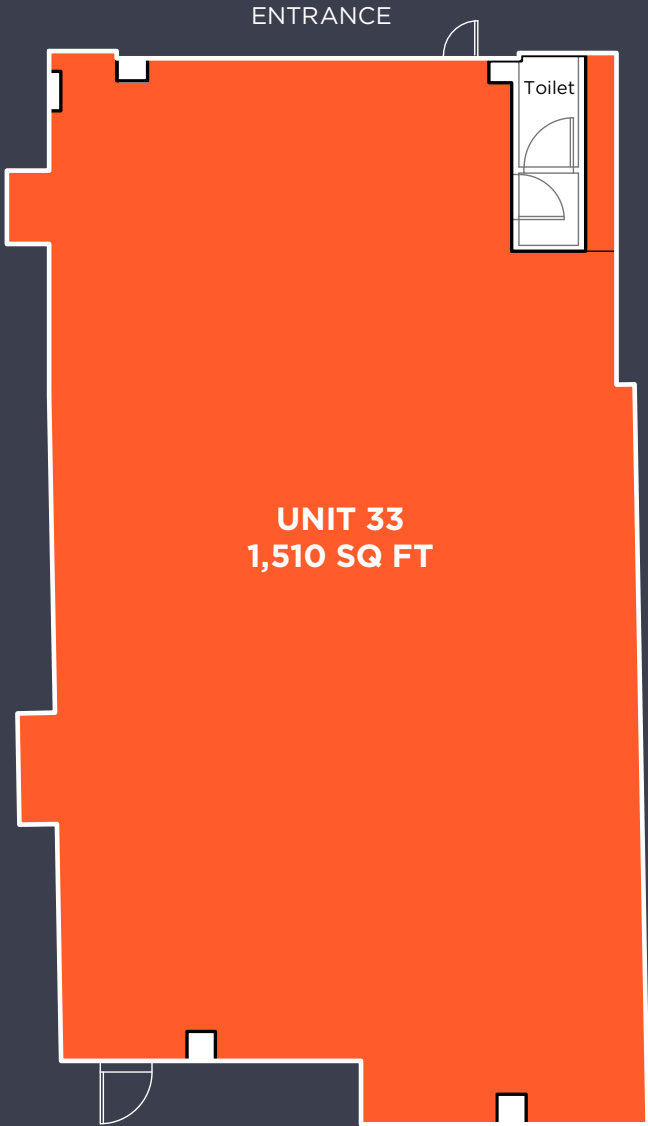
ACCOMMODATION

UNIT	SQ FT	RENT PA
23	1,590	£31,800
24	1,590	£38,040
30	1,420	£37,440
33	1,510	£37,440



Unit 33

FLOOR PLAN



SPECIFICATION



Great
location



3-phase
power



Electric
roller shutter
entrance



WC
facilities



24/7
access



LED
lighting



Unit
vehicle access



E(g)iii
and B8
Planning



Unit 30

COSTS PER ANNUM

Unit	23	24	30	33
Rent	£31,800	£38,040	£37,440	£37,440
Service fee	£3,120	£3,000	£2,880	£3,000
Insurance	£600	£1,200	£600	£760
Business rates (value)	£15,960	£16,080	£16,200	£16,080
Indicative total monthly costs	£4,290	£5,340	£4,760	£4,810

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B rating.

TERMS

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 June 2025.



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