

LONDON STONE BUSINESS ESTATE

BROUGHTON STREET
BATTERSEA SW8 3QR

/// banana.stages.runner

TO LET
INDUSTRIAL UNITS
IN BATTERSEA
C. 1,500 – 1,600 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, and a WC facility. Controlled parking has been implemented on the estate.

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 Park
Station



5 mins
(0.9 mile)

New Covent
Garden Market



11 mins
(2 miles)

Central
London



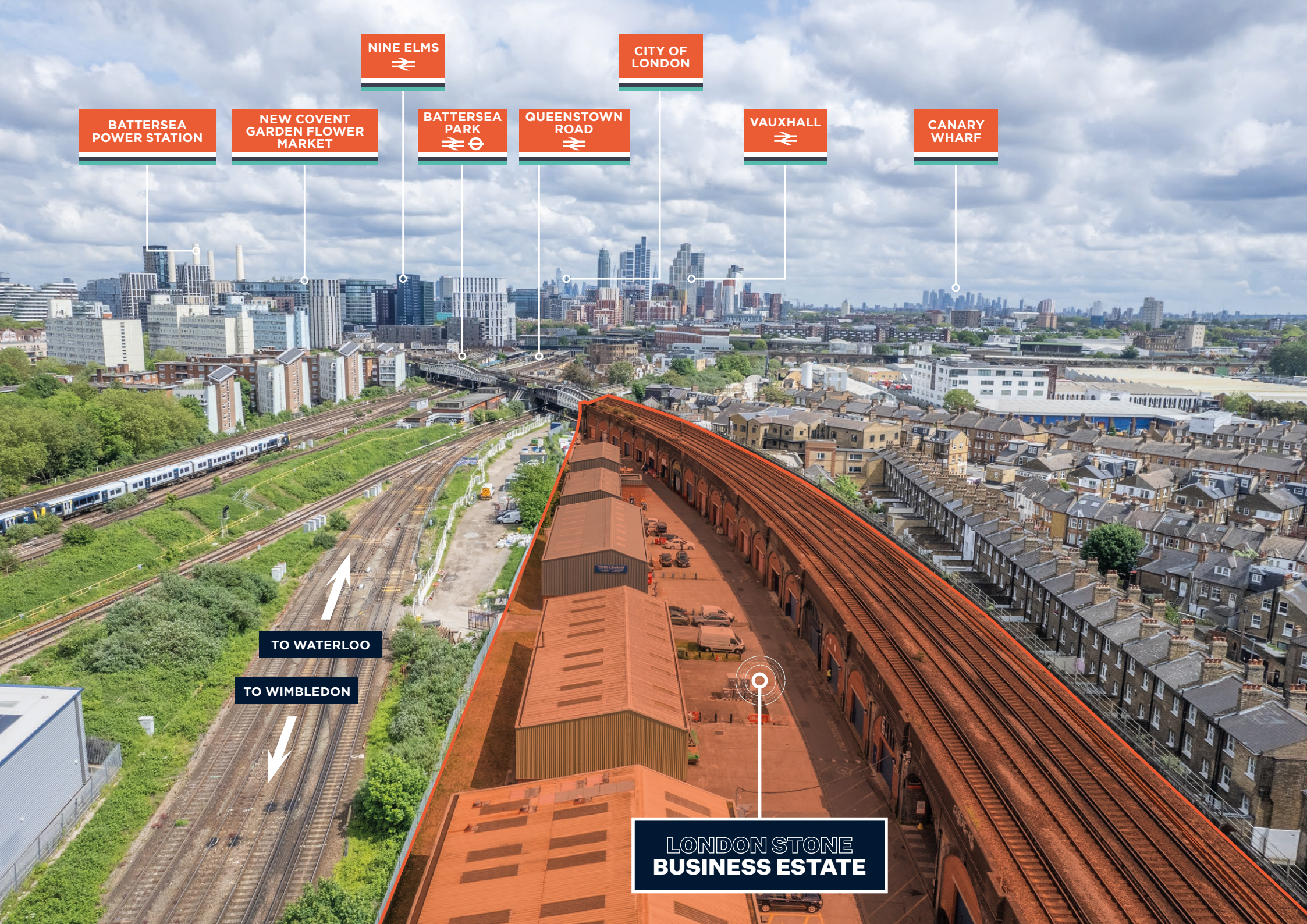
22 mins
(3.8 miles)

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
≡

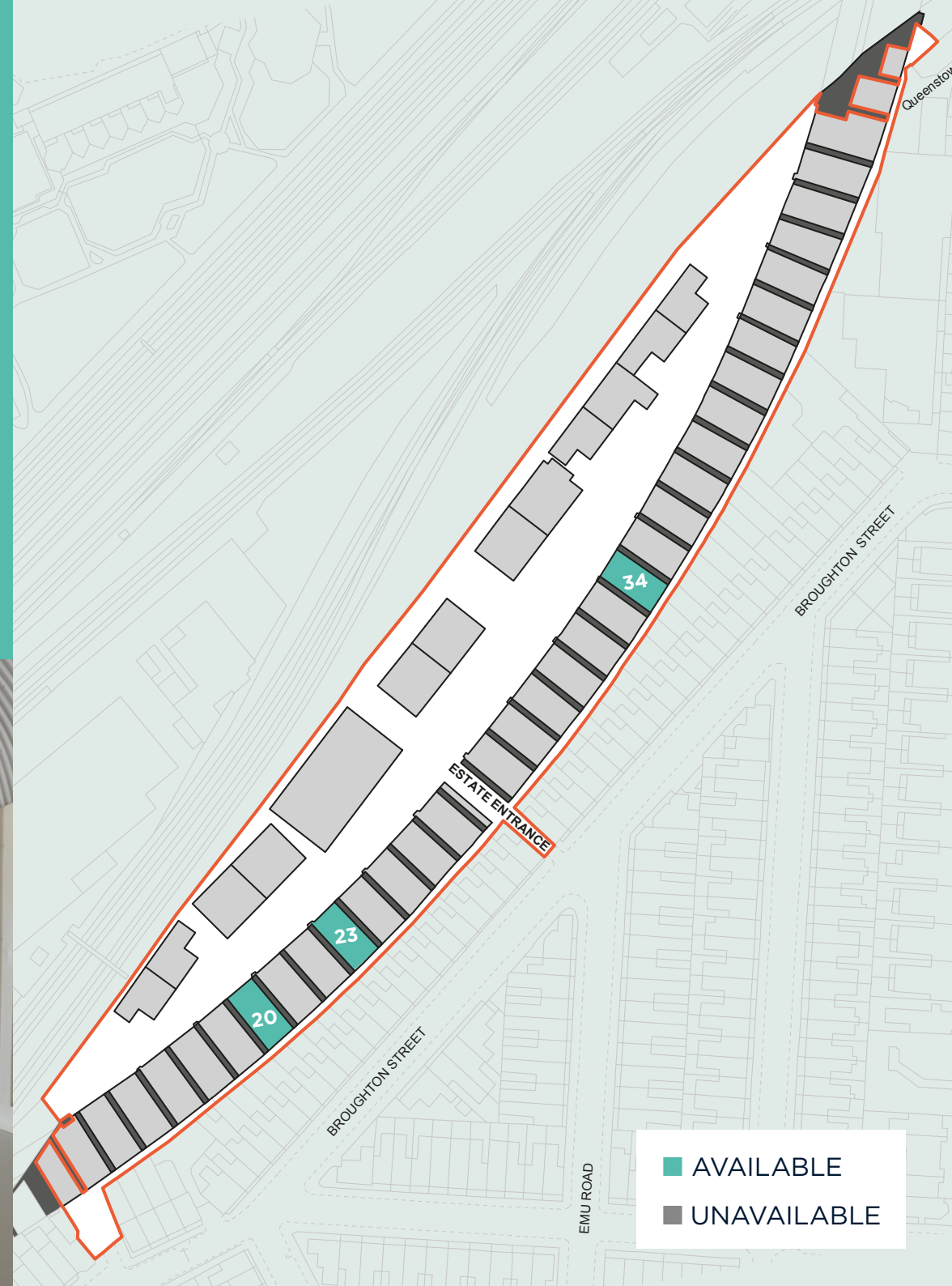
TO WATERLOO
↑

TO WIMBLEDON
↓

LONDON STONE
BUSINESS ESTATE

ACCOMMODATION

UNIT	SQ FT	RENT PA
20	1,600	£35,000
23	1,590	£35,000
34	1,500	£38,000



SPECIFICATION



Great
location



3-phase
power



24/7
access



LED
lighting



Electric
roller shutter
entrance



WC



Unit
vehicle access



E(G)III AND B8 PLANNING



Unit 34

COSTS PER ANNUM

Unit	Rent	Business Rates	Insurance	Service Charge
20	£35,000	£36,750	£480	£1,690
23	£35,000	£36,000	£660	£1,780
34	£38,000	£36,750	£1,410	£1,690

Indicative total monthly costs:

Unit 20 **£6,200**

Unit 23 **£6,100**

Unit 33 **£6,500**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A 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 August 2024.



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