



64
**QUEENS
CIRCUS**

LONDON SW8 4NE /// traps.ranges.bricks

TO LET
COMMERCIAL UNIT WITH COVERED
LOADING BAY / PARKING
C. 3,250 FT

SPACE TO THRIVE @

64

**QUEENS
CIRCUS**

A RECENTLY REFURBISHED
COMMERCIAL UNIT IN A
PRIME LOCATION ON QUEEN'S
CIRCUS ROUNDABOUT.

The unit benefits from dual access via an electric roller shutter and a fully glazed frontage.

The unit is fully lined, and benefits from a WC and kitchenette, 3-phase power, level concrete slab flooring, and fluorescent strip lighting.

This unit has B8 planning suitable for light industrial and storage uses. Offers from leisure operators will be considered and planning breaks can be offered. Arch Co is applying for open E Use. Please enquire for further information.

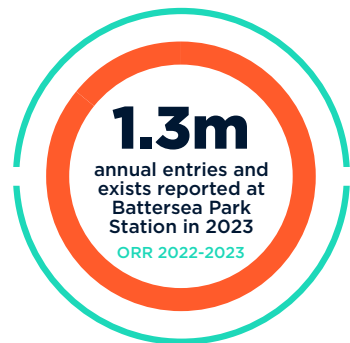


LOCATION

QUEENS CIRCUS IS IMMEDIATELY EAST OF QUEENSTOWN ROAD AND NORTH OF BATTERSEA PARK TRAIN STATION.

The New Covent Garden Market is nearby, just 6 minutes' drive from the property. The A3216 provides direct vehicular links to Central London, located a 15 minutes' drive away.

The surrounding area is largely residential, and neighbouring units are occupied by a variety of light industrial businesses, including gyms, design studios, show homes and wholesalers.



TRAVEL TIMES

Battersea Park



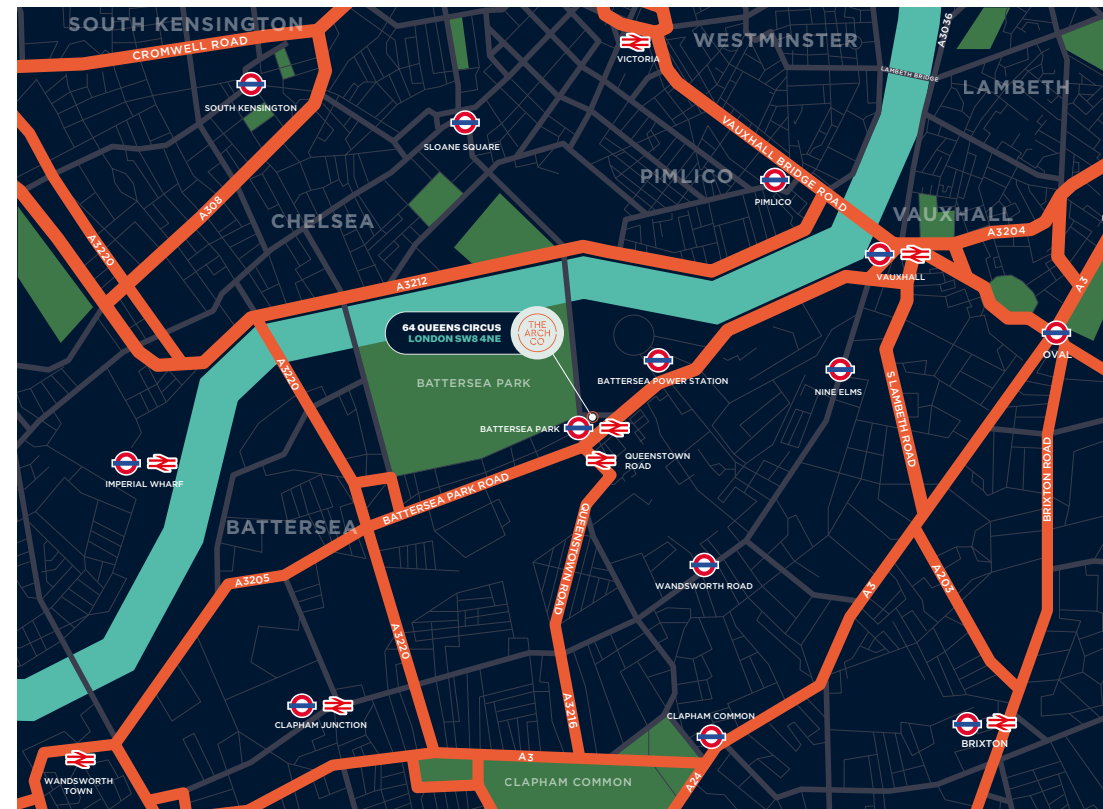
Battersea Park Station



Battersea Power Station



Chelsea Bridge





ACCOMMODATION

UNIT	SQ FT	RENT PA
64	3,250	£84,480
PARKING / LOADING AREA	700	

SPECIFICATION



**3-phase
power**



**Electric
security
shutters**



**Rear
access**



**WC
facilities**



**Through
arch with
dual access**



**Covered
loading bay /
parking space**



**Glazed
frontage**

COSTS PER ANNUM

Unit	64
Rent	£84,480
Service charge	£3,720
Insurance	£960
Business rates	£27,120
Indicative total monthly costs	£9,690

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B.

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 November 2025.



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