



12 LINFORD STREET **BUSINESS ESTATE**

BATTERSEA SW8 4AB /// trees.heads.sailor

TO LET
A NEWLY REFURBISHED
1,510 SQ FT
WAREHOUSE UNIT

WORK MAKE THRIVE @

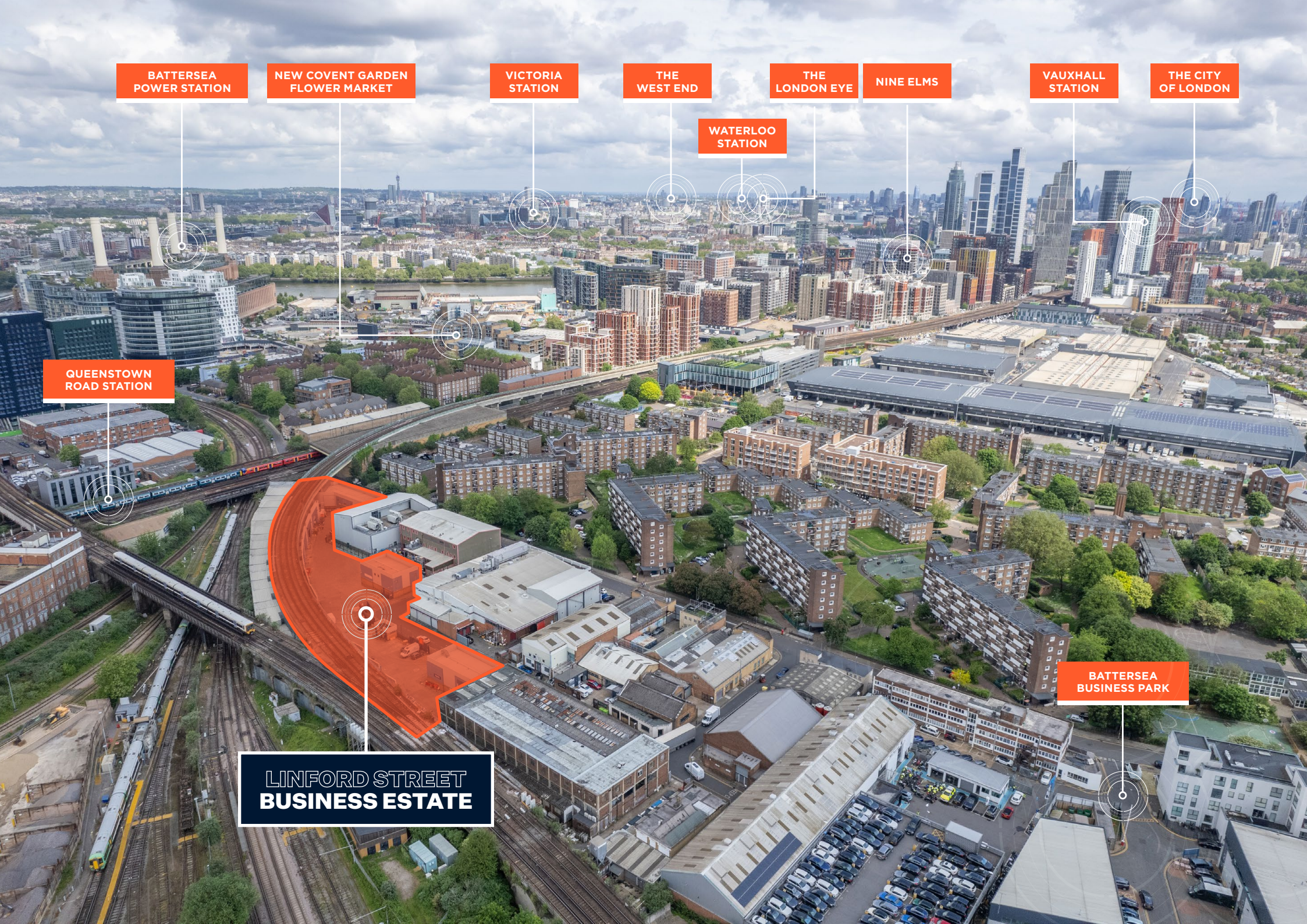
LINFORD STREET

A POPULAR INDUSTRIAL ESTATE
OFFERING NEWLY REFURBISHED
HIGH QUALITY INDUSTRIAL
ACCOMMODATION IN BATTERSEA.

12 Linford Street is accessible via an electric roller shutter, allowing for vehicle access into the unit, as well as a separate pedestrian door.

The unit has been refurbished to a high standard, benefitting from 3-phase power, LED lighting, WC facilities, and level concrete flooring.

This would suit a leisure, office, industrial, or storage and distribution use, with E and B8 planning.



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

BATTERSEA
BUSINESS PARK

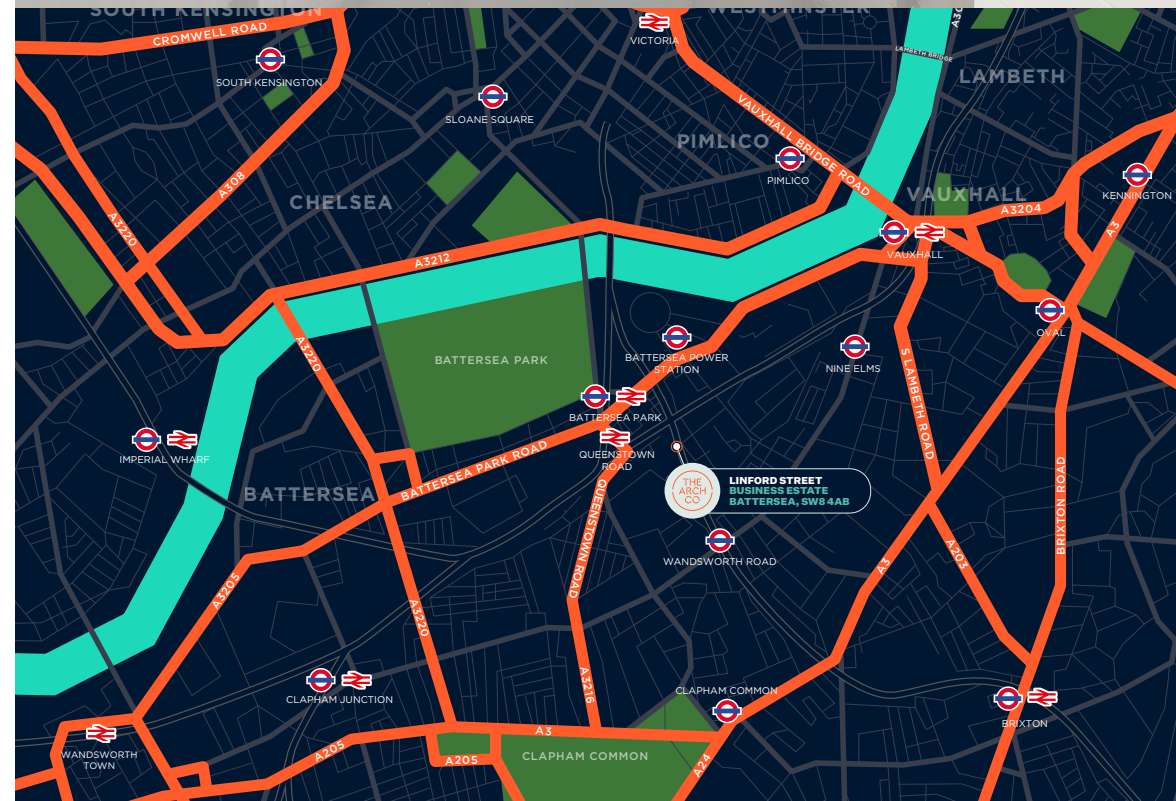
LINFORD STREET
BUSINESS ESTATE

LOCATION

LINFORD STREET BUSINESS ESTATE IS 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.



ACCOMMODATION

UNIT	GROUND FLOOR SQ FT	MEZZANINE SQ FT	TOTAL SQ FT	RENT PA
12	1,510	-	1,510	£52,560



TRAVEL TIMES

Battersea Park Station		6 mins (0.3 mile)
Battersea Power Station		7 mins (0.4 mile)
New Covent Garden Market		9 mins (0.5 mile)
Queenstown Road Station		11 mins (0.6 mile)
South Circular		17 mins (2.9 miles)
Central London		21 mins (3.5 miles)
City of London		25 mins (4.5 miles)

SPECIFICATION



Fully
refurbished unit



24/7
access



Electric
roller shutters



Dedicated loading bay
with parking permit
available



3-phase
power supply



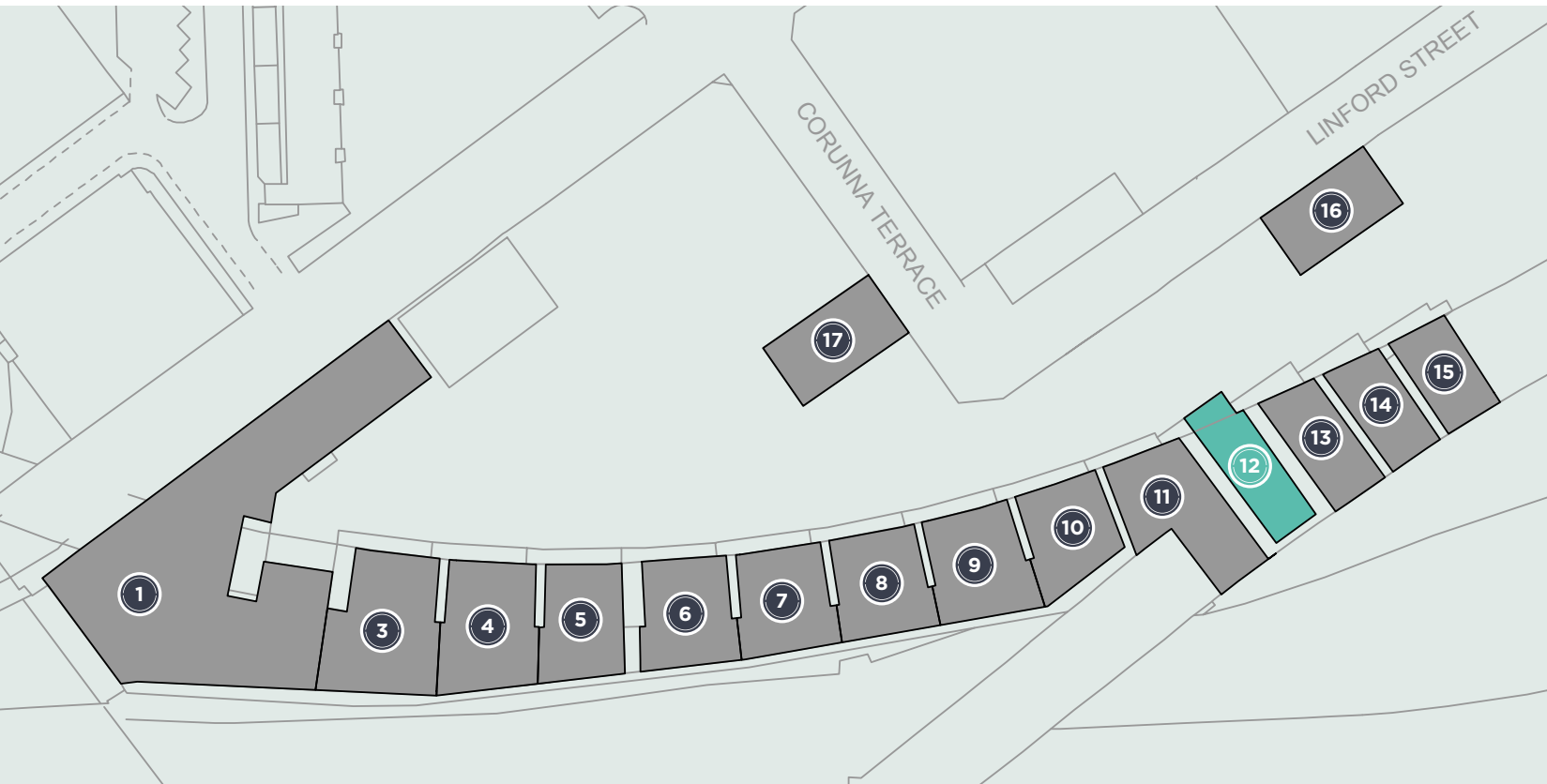
LED
lighting



WC
facilities



Open E Class
& B8 planning



- Unit 1** Madeira Patisserie
- Unit 2** Madeira Patisserie
- Unit 3** Gobrand's UK Ltd
- Unit 5** Under offer
- Unit 6** UK Cake Ltd
- Unit 7** UK Cake Ltd
- Unit 8** Healthy & Eatali
- Unit 9** Crosstown Doughnuts
- Unit 10** Gemcorp Capital Limited
- Unit 11** Food By Harriet
- Unit 12** Available
- Unit 13** P.Best
- Unit 14** Westminster Meat Market
- Unit 15** Lantern Training
- Unit 16** Islands Chocolate
- Unit 17** TSK BROS

COSTS PER ANNUM

Unit 12	
Rent	£52,560
Service Charge	£2,760
Insurance	£480
Business Rates (Payable)	£18,720
Indicative total monthly costs	£6,210

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

C 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 October 2025.



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