

UNIT 15

HIGH QUALITY BUSINESS UNIT/
WAREHOUSE UNIT
TO LET

COGENT
REAL ESTATE

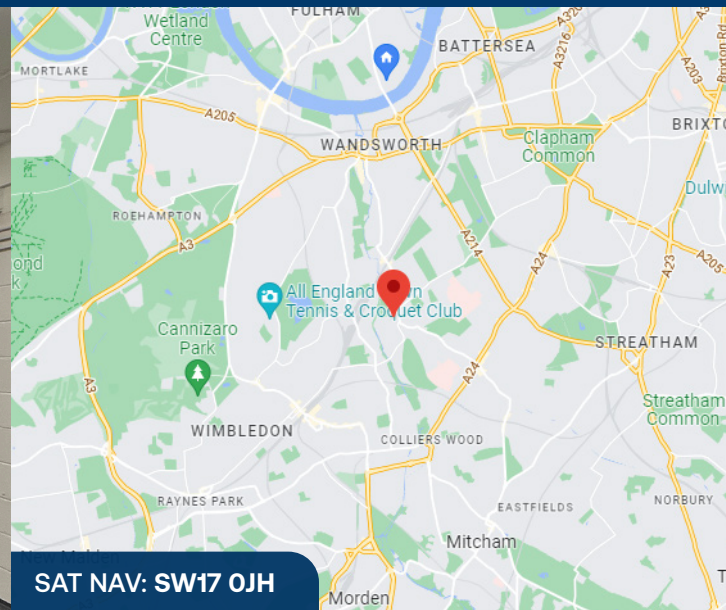
UNIT 15 FALCON COURT, EARLSFIELD, SW17 0JH
2,953 SF. FT / 274.3 SQ. M

TO LET

COGENTRE.CO.UK



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SAT NAV: SW17 OJH

LOCATION

Falcon Court is located on St Martins Lane, Earlsfield. The A3 is 2 miles to the north providing access to Central and South West London and the M25. The A24 is 1 mile to the south east providing access to Mitcham, Croydon, South London and the M25 / M23. Public transport is via Earlsfield Station (0.5 miles) providing South Western services to Clapham Junction and Waterloo and the South West. Bus routes 44, 77 and 270 provide access to Victoria, Tooting, Mitcham and Putney.

DESCRIPTION

A secure modern business estate with good loading and car parking provision. The units are of steel portal frame construction with steel profiled elevations and roof sheeting and attractive brick part front and side elevations under mono pitched roofs.

TERMS

The unit is available on new Full Repairing and Insuring lease.

SERVICE CHARGE

The service charge is currently £2,338 pa.

ACCOMMODATION

The property provides approximate areas measured on a gross internal area basis:

UNIT 15	SQ FT	SQ M
Ground floor	1,869	173.6
First floor	1,084	100.7
TOTAL GIA (approx)	2,953	274.3

AMENITIES

- Up and over loading door to the unit
- 4 allocated parking spaces
- 6.0m minimum clear height rising to 8.0m
- Fitted open plan first floor office accommodation
- Warehouse lightning
- WC

VAT

Will be chargeable on the terms quoted.

EPC

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BUSINESS RATES

We understand the rates payable to be £34,687 however we advise all parties to undertake their own due diligence with VOA to the rates payable as they are subject to change.

FOR FURTHER DETAILS PLEASE CONTACT:



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