



FERRIER STREET STUDIOS

WANDSWORTH
SW18 1SN



**Brand new ultra-urban industrial
workspace units from 2,300 sq. ft.**

FERRIER
STREET

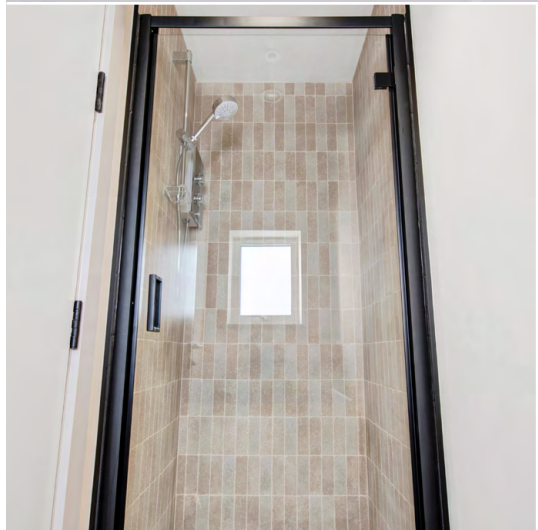
STUDIOS

Ultra-urban workplaces for a wide variety of business types

Ferrier Street Industrial Estate is undergoing a comprehensive high-quality refurbishment designed with a commitment to sustainability, delivering c.2,300 sq. ft. of purpose-built urban workplaces.

The refurbishment will deliver best-in-class ultra-urban industrial units designed to suit a variety of modern day businesses across a range of sectors.







**Flexible
studio space**



**Last mile
logistics**



**Food
production
& catering**



**Creating
a diverse
community of
like-minded
businesses**



**Photography
& film
production**



**Laboratory
& research**



**Fashion
& Retail**



Reimagined Workplaces

SUSTAINABLE WORK SPACE

The high-quality refurbishment of these units has been designed with sustainable and low-carbon materials as part of our commitment to UK net zero targets and reducing environmental impact.

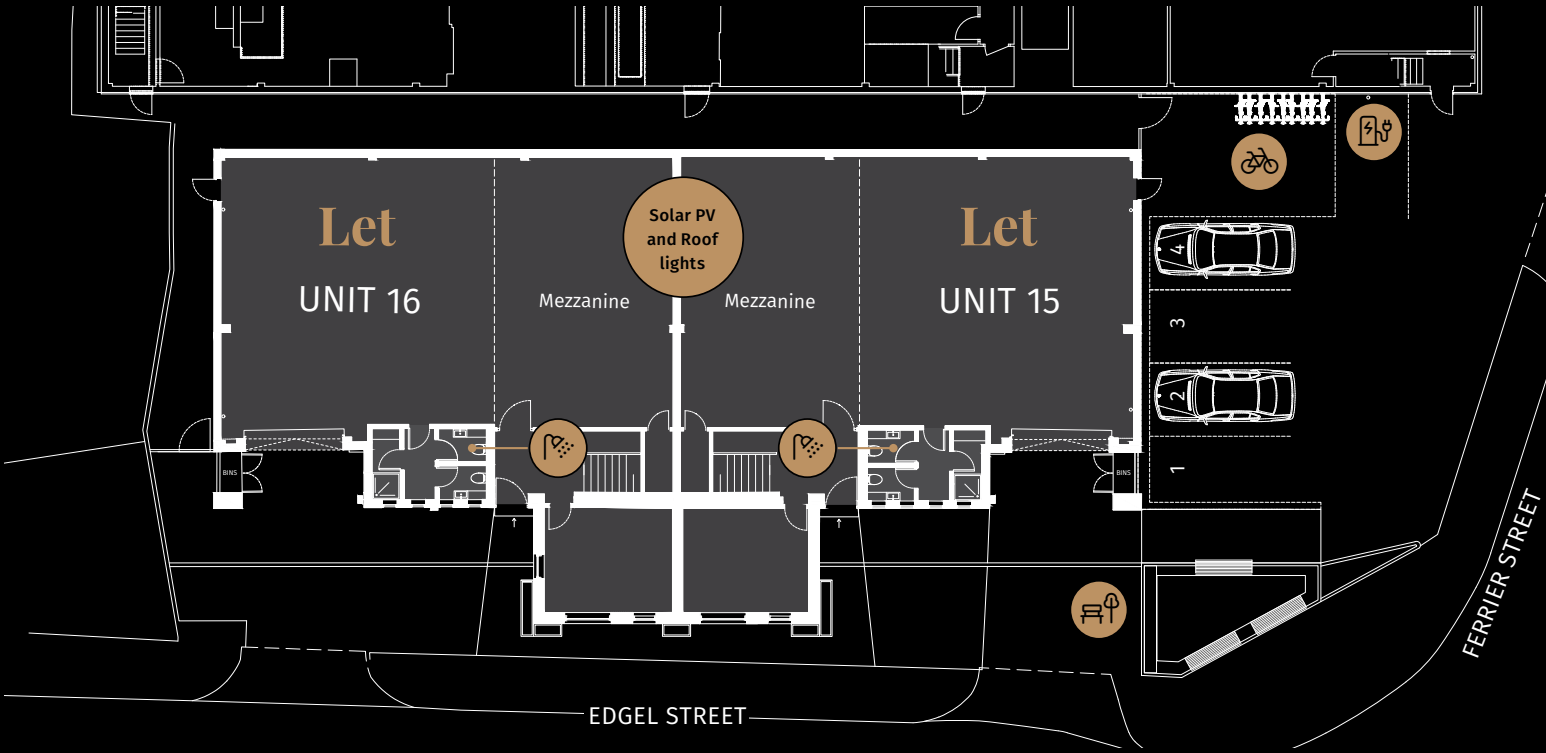
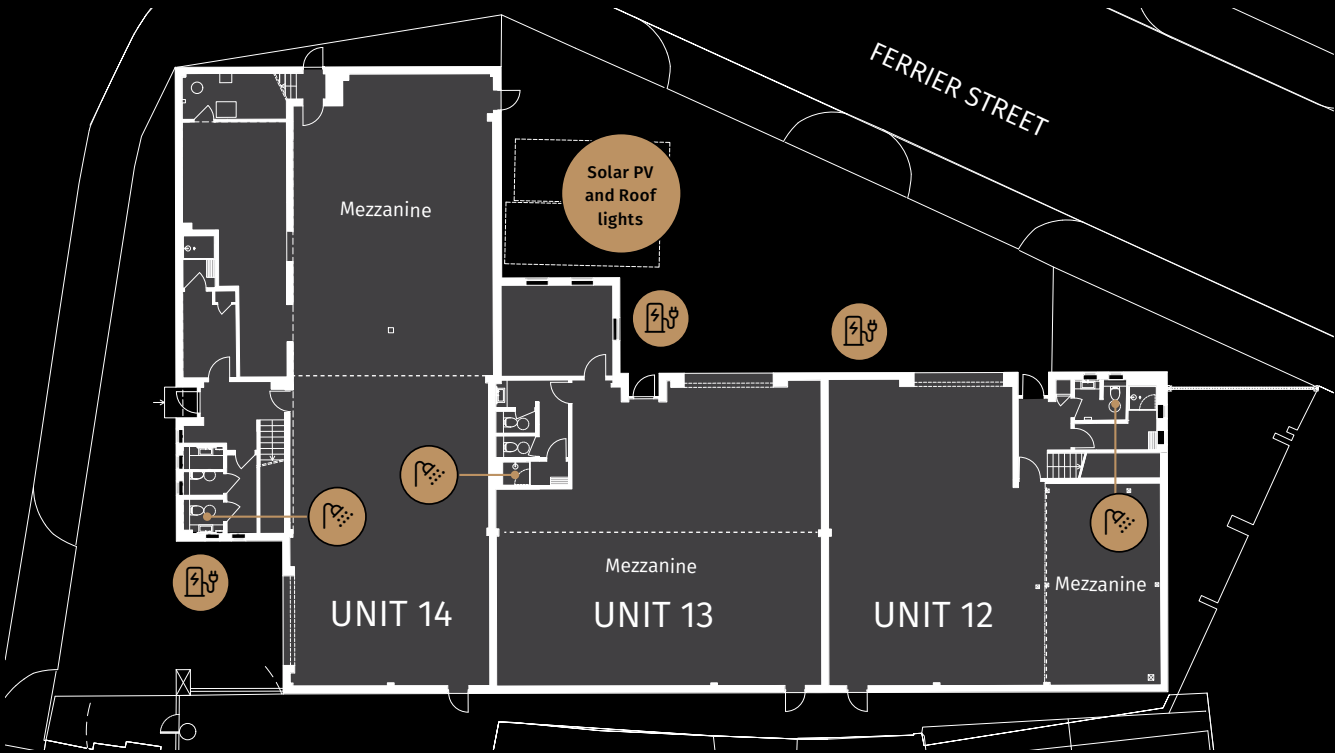
Accommodation

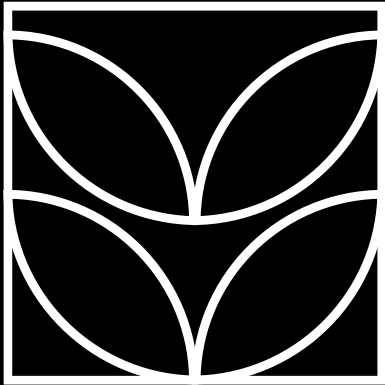
Unit 12	Sq ft	Sq m
Warehouse	1,674	155.5
Office	230	21.3
Mezzanine	330	30.6
Total	2,234	207.5

Unit 13	Sq ft	Sq m
Warehouse	1,644	152.7
Office	162	15.0
Mezzanine	829	77.0
Total	2,635	244.7

Unit 14	Sq ft	Sq m
Warehouse	2,712	251.9
Office	708	65.7
Mezzanine	1,047	97.2
Total	4,466	414.9

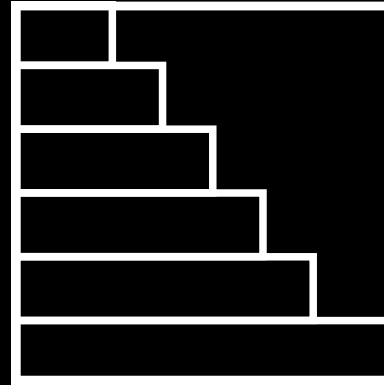
Unit 15	Let
Unit 16	Let





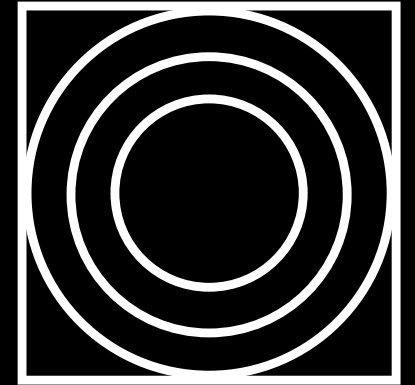
Net zero carbon operation

Commitment to UK net zero targets and reducing environmental impact.



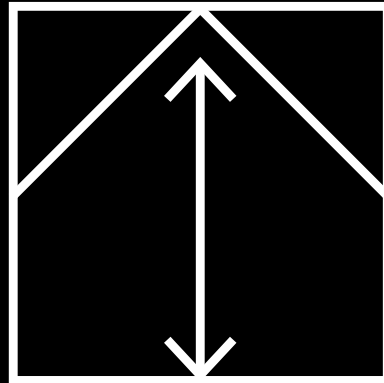
Targeting EPC A+

Designed with sustainable and low-carbon materials.



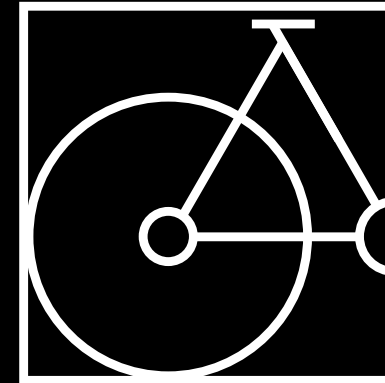
6.4 metre eaves height with covered level access loading

Providing fully operational, fit for purpose space.



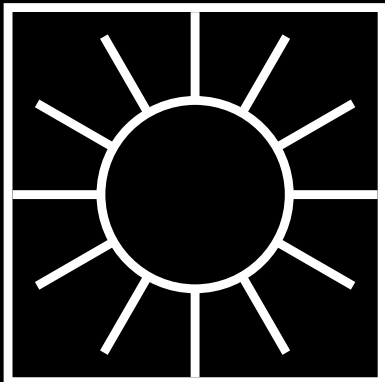
End of journey facilities

Cycle storage, WCs and showers.



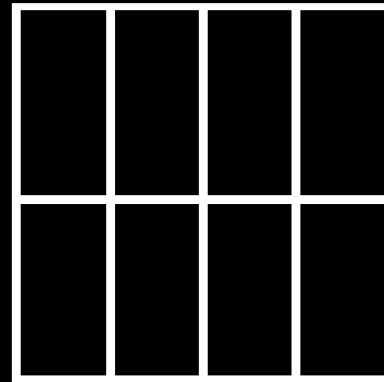
Off-street parking with EV charging

Off-street parking spaces with two EV car charging points per unit.



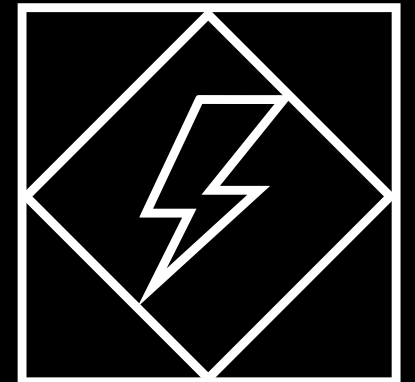
New roof lights

Maximising natural light while maintaining thermal efficiency.



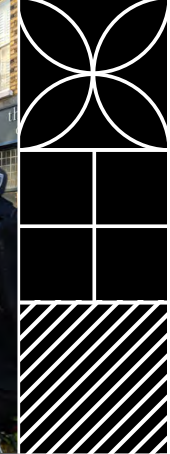
On-site electricity generation

12,700 KW of free energy per year.



WANDSWORTH SW18

There are many independent coffee shops, retailers, riverside walks and green parks to explore, providing ample opportunity for leisurely breaks or shopping excursions.



Work or play Night and day

● Shopping

- 1 Southside Shopping Centre
- 2 Old York Road Shops
- 3 M&S Simply Food
- 4 Waitrose
- 5 Bayley & Sage
- 6 Bramble & Willow

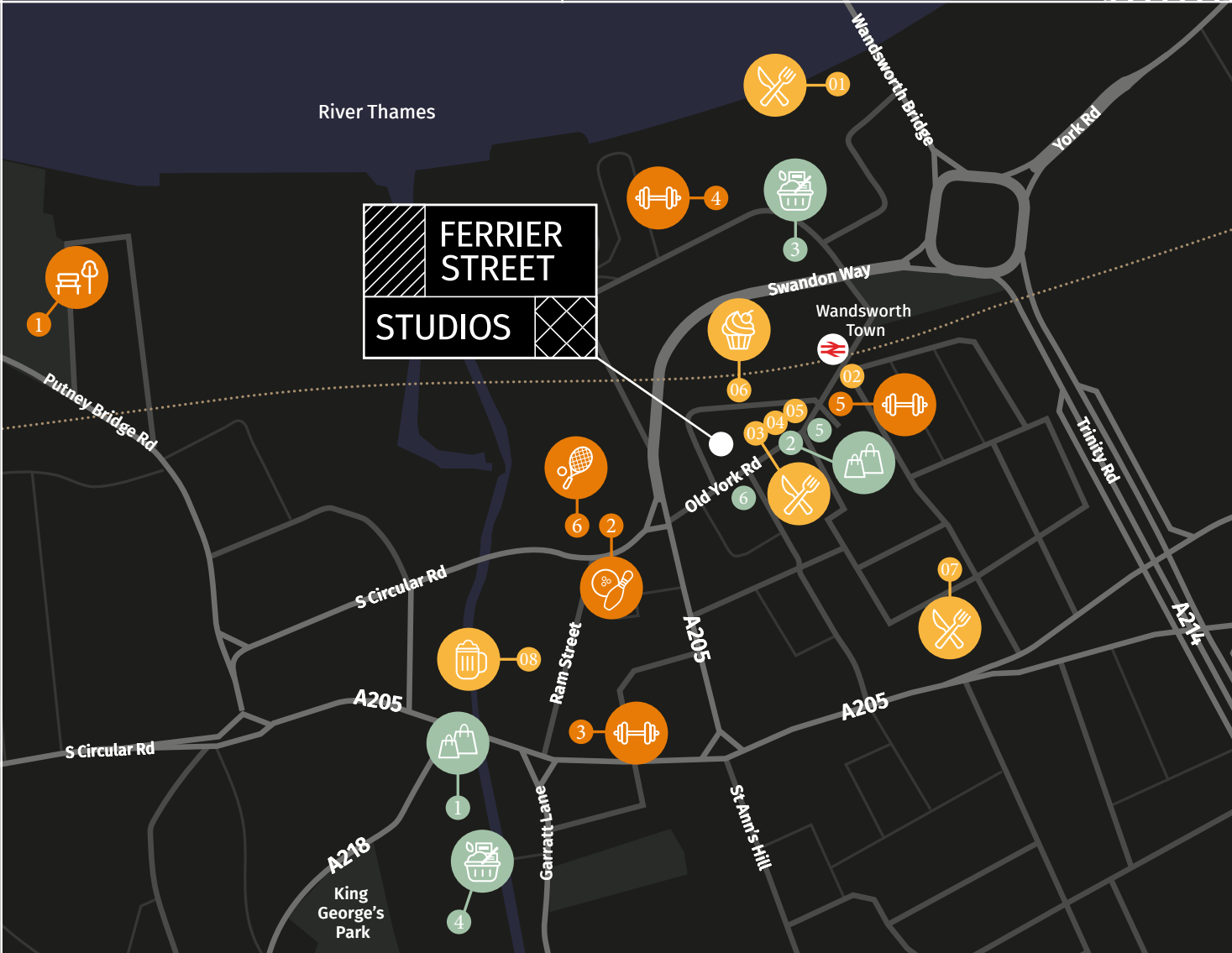
● Recreation

- 1 Wandsworth Park
- 2 Strike Bowling
- 3 Pure Gym
- 4 Virgin Active

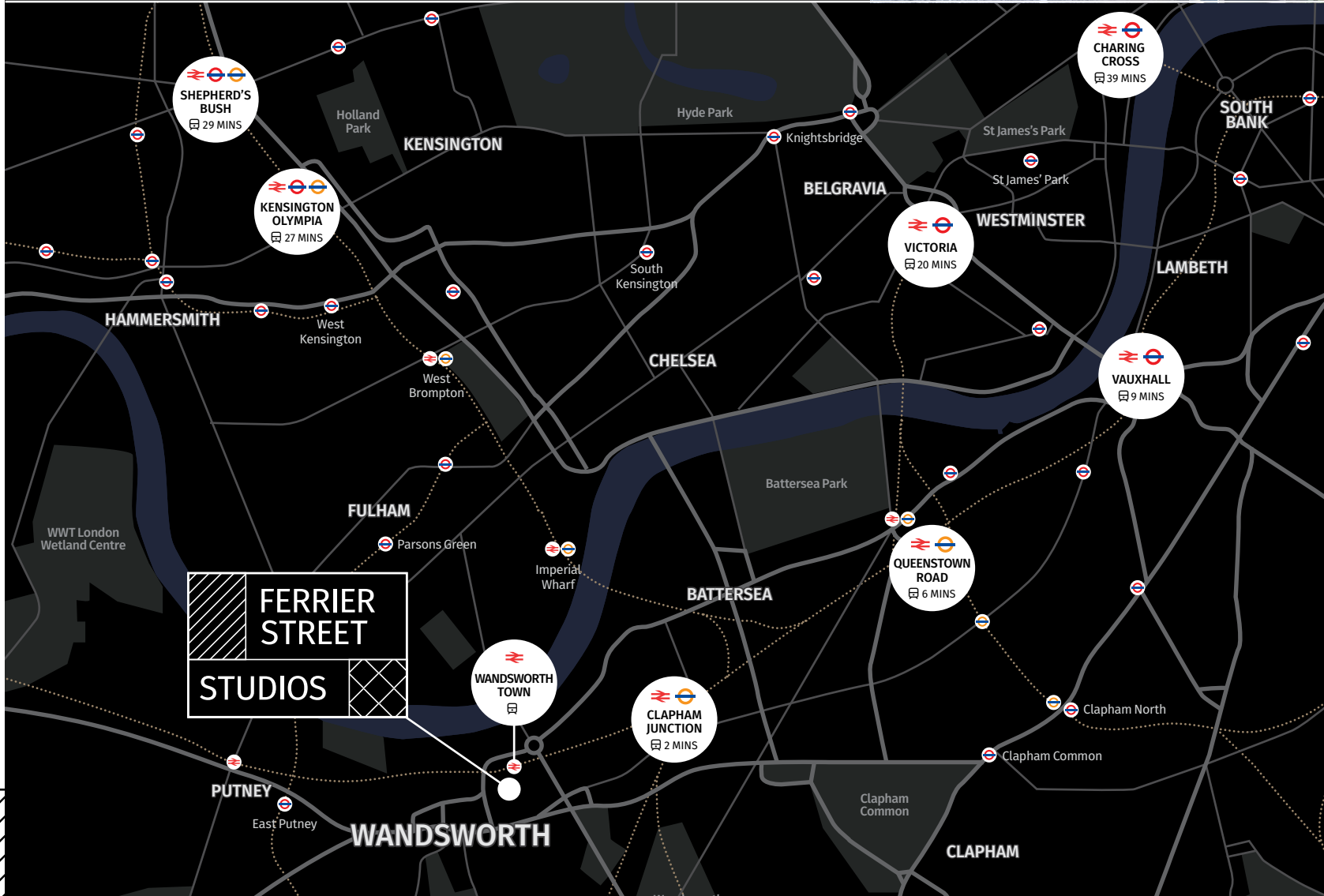
- 5 Barrecore
- 6 The Padel Yard

● Eating & Drinking

- 01 The Ship
- 02 The Alma
- 03 Frenchie
- 04 Gail's Bakery
- 05 Konnigans
- 06 Lockdown Bakery
- 07 The East Hill
- 08 Ram Quarter



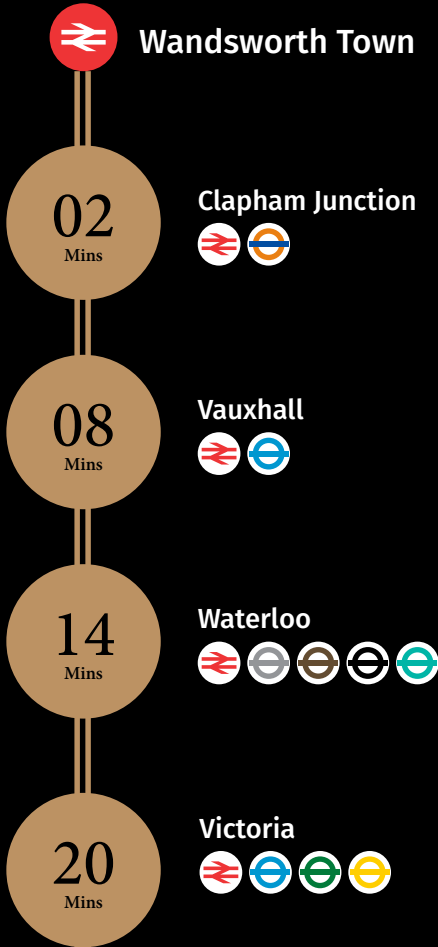
Making Connections

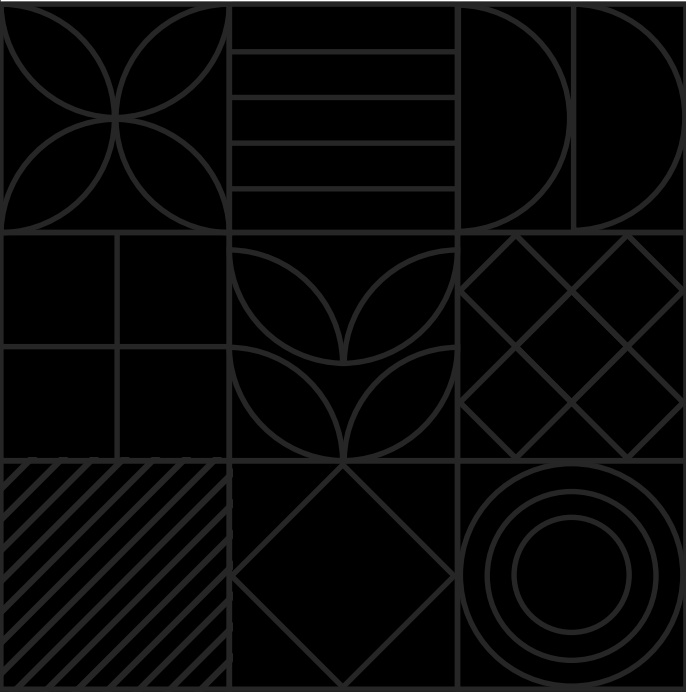
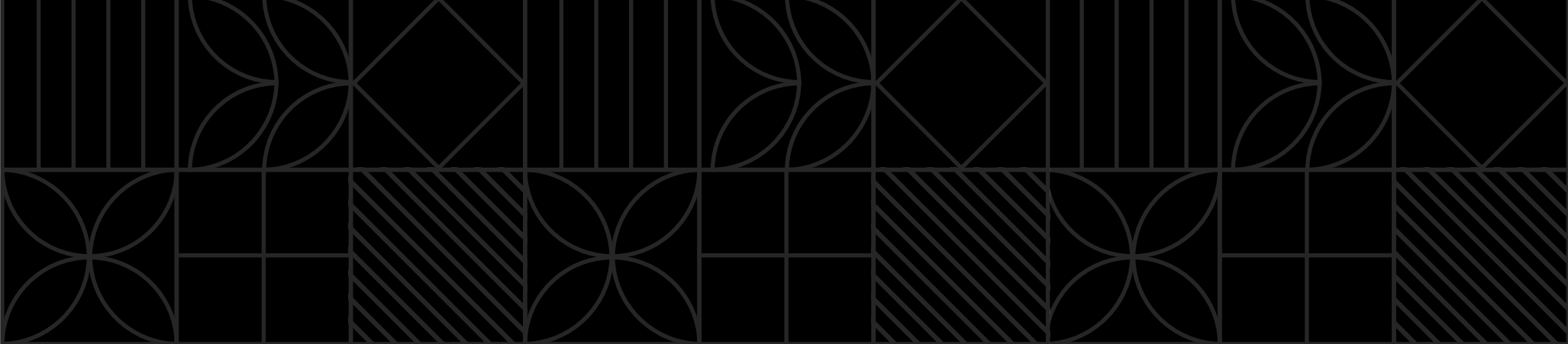


The transport connections and road links make Ferrier Street an unrivalled location with quick and easy access to the West End and City and direct access to M25 via the A3.

Wandsworth Town Station is only 2 minutes' walk with trains running frequently to London Waterloo and Clapham Junction.

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 **TR Property**

Use

Class E (g) (iii).

Terms

Available on new full repairing and insuring leases.

Rent

Upon application.

Service Charge

Available on request.

Viewing

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. October 2024

 Designed and produced by kubiakcreative.com 235815 10-24

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