

FERRIER STREET STUDIOS

WANDSWORTH
SW18 1SN

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

FERRIER STREET STUDIOS

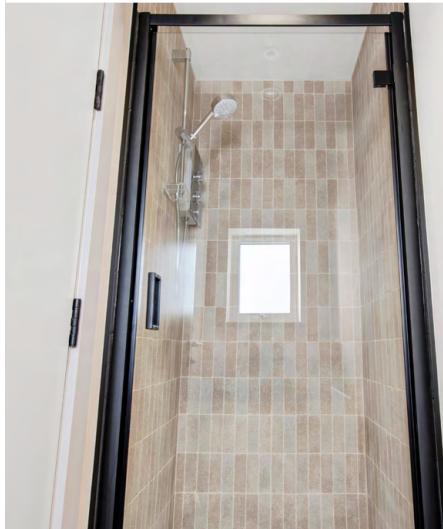
Ferrier Street Industrial Estate is undergoing a comprehensive high-quality refurbishment designed with a commitment to sustainability, delivering c.2,300 sq. ft. of purpose-built urban workplaces.

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.

Ultra-urban workplaces for a wide variety of business types



FERRIER STREET STUDIOS





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.

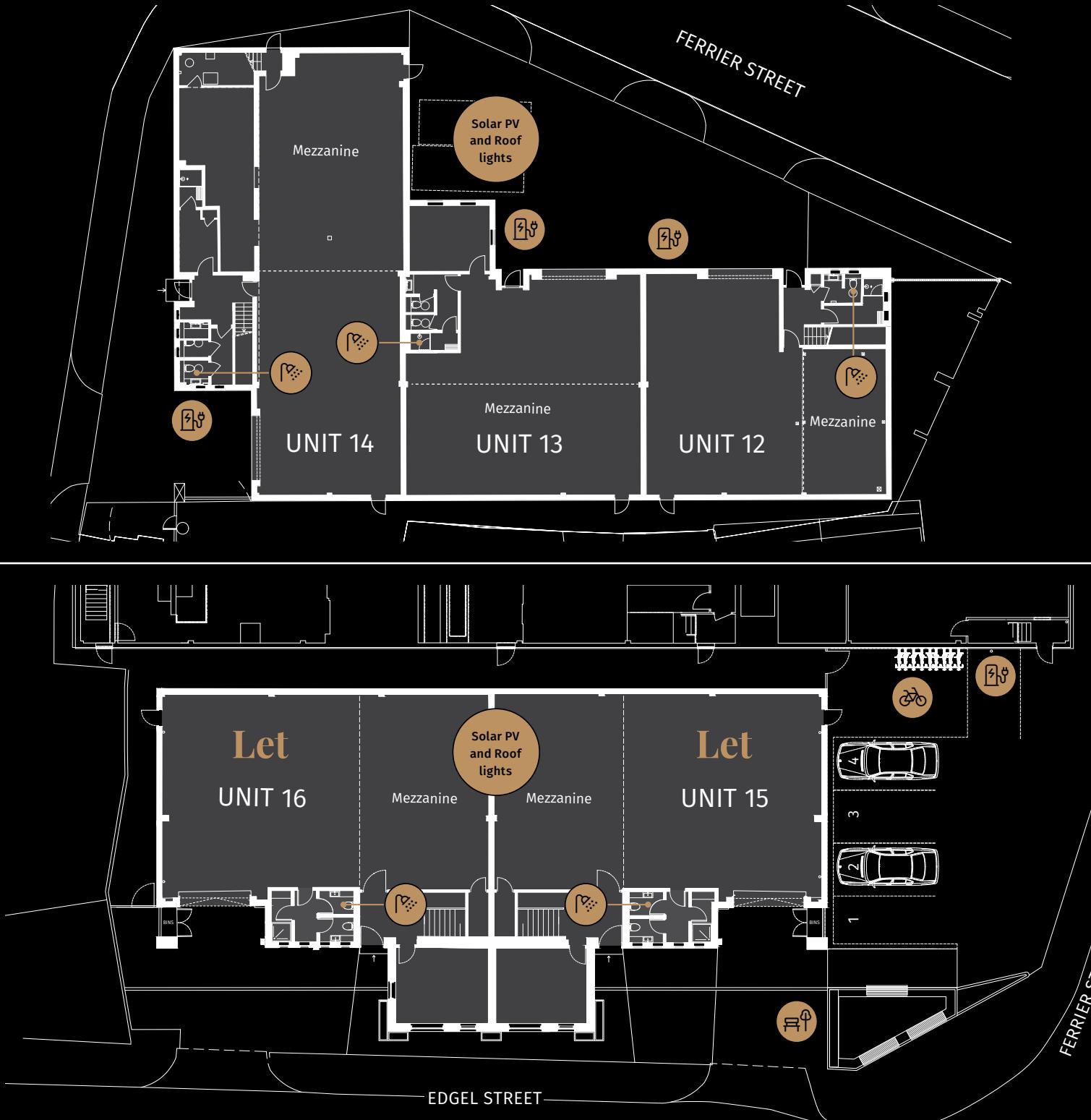
Accommodation

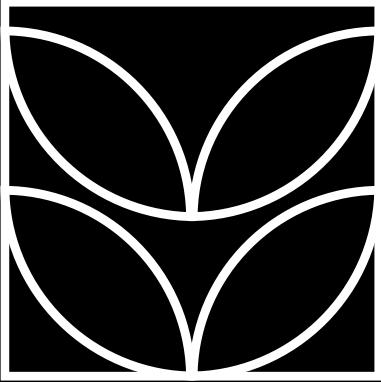
Unit 12	Sq ft	Sq m
Warehouse	1,674	155.5
Office	230	21.3
Mezzanine	330	30.6
Total	2,234	207.5

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

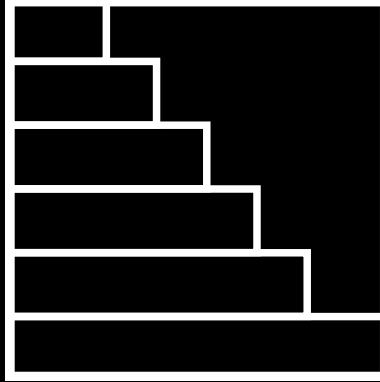
Unit 15	Let
Unit 16	Let





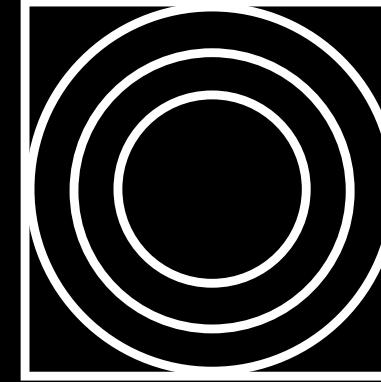
Net zero carbon operation

Commitment to UK net zero targets and reducing environmental impact.



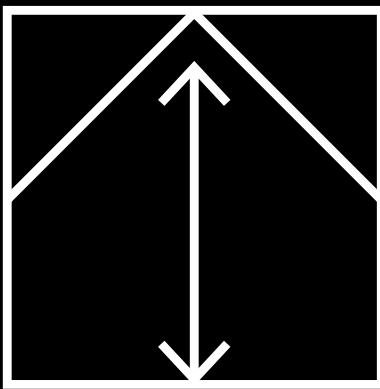
Targeting EPC A+

Designed with sustainable and low-carbon materials.



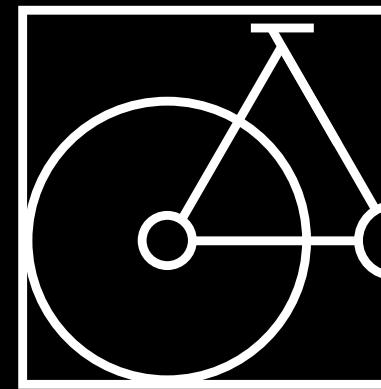
6.4 metre eaves height with covered level access loading

Providing fully operational, fit for purpose space.



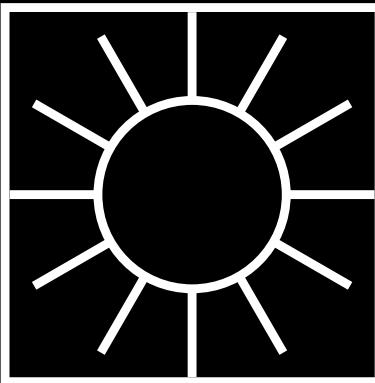
End of journey facilities

Cycle storage, WCs and showers.



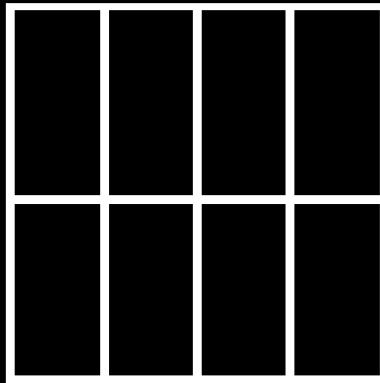
Off-street parking with EV charging

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



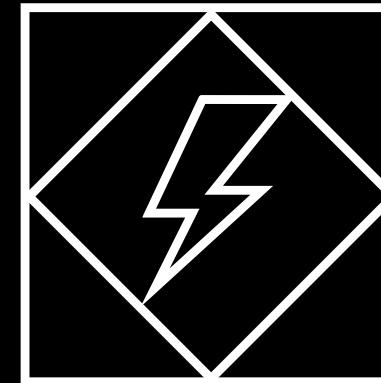
New roof lights

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

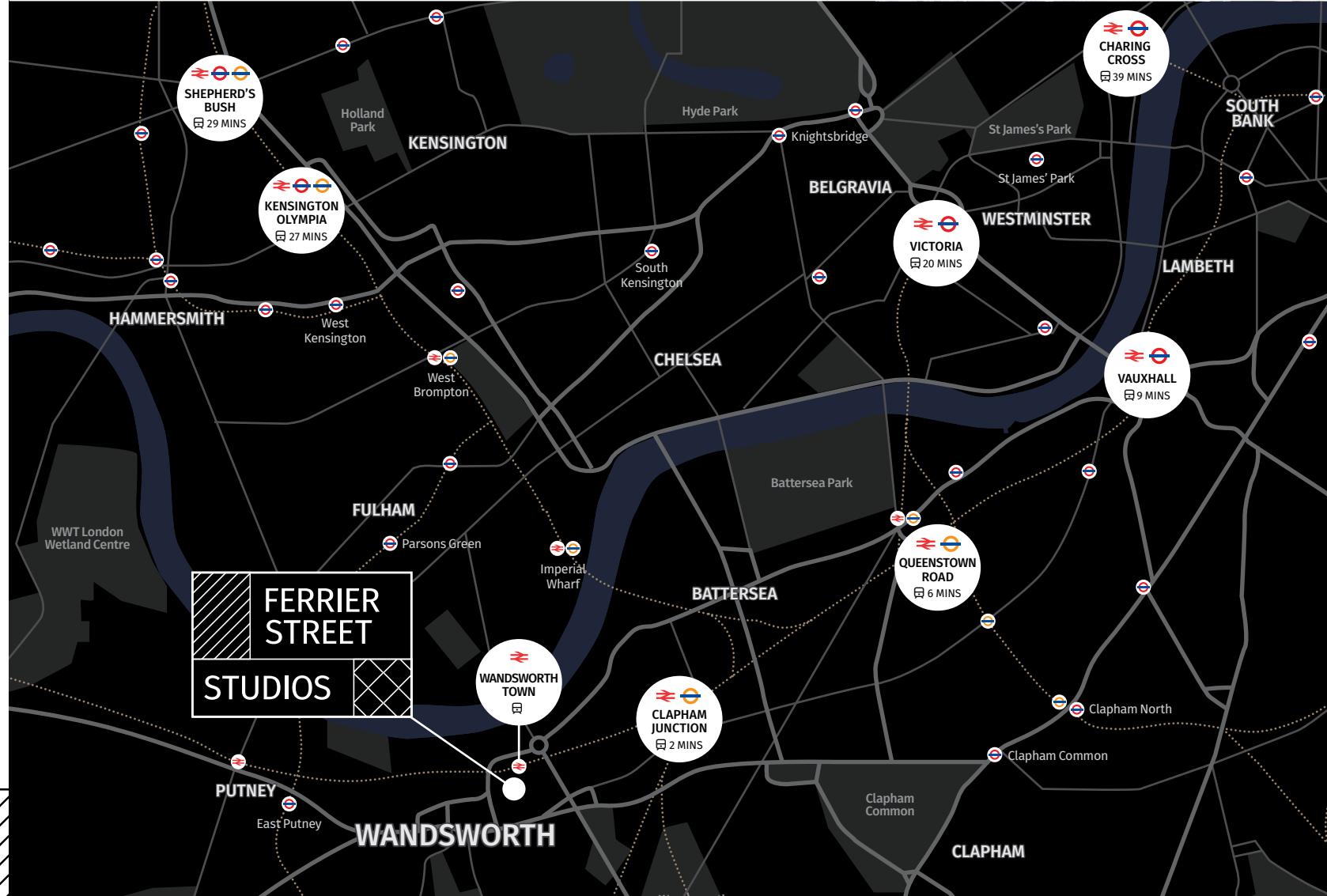
6 The Padel Yard

● 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

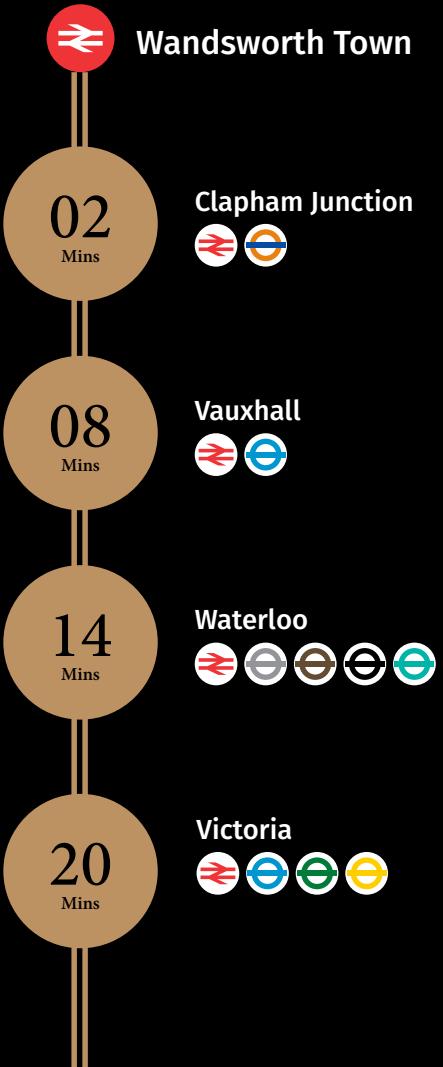


The transport connections and road links make Ferrier Street an unrivalled location with quick and easy access to the West End and City and direct access to M25 via the A3.

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

SW18 1SN

/// DANCE.DISH.PUPPY





Use

Class E (g) (iii).

Terms

Available on new full repairing and insuring leases.

Rent

Upon application.

Service Charge

Available on request.

Viewing

For further information please contact:



**Houston
Lawrence**

George Rowling

07806 853 718

George@houstonlawrence.co.uk



**MONTAGU
EVANS**

Luca Nardini

07795 501 905

Luca.Nardini@montagu-evans.co.uk

Niamh Bell

07920 418 012

Niamh.Bell@montagu-evans.co.uk