



# TO LET

Arch 34 London Stone Business  
Estate, Battersea, SW8 3QR



Video Link

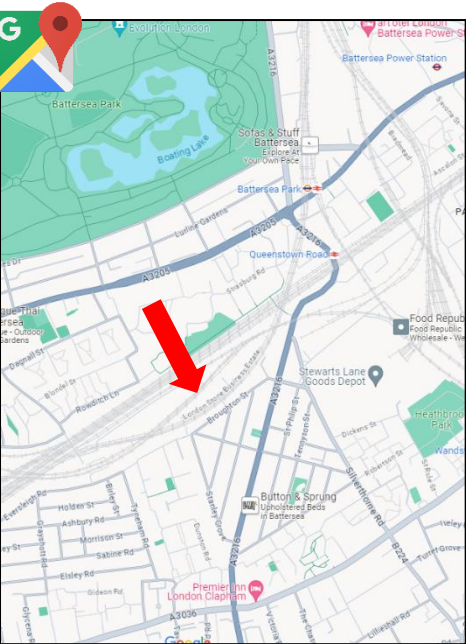
## Industrial Opportunity

1,520 sq ft

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

# Arch 34 London Stone Business Estate, Battersea, SW8 3QR



## Description

Refurbished industrial opportunity comprising of refurbished lined arch space of brick construction. Access is through a roller shutter, with parking provisions at either end of the estate.

Internal amenities include:

- Three-phase power
- Water & Waste
- Electric Roller Shutter
- WC provisions

## Terms

This unit is available on a new lease directly from the landlord on terms to be agreed. Offers are invited in excess of **£33,360 per annum exclusive**. Rents will be plus VAT.

## Location

This unit is located on London Stone Business Estate, which is accessed via Broughton Street. In close proximity to Queenstown Road (A3216), there are great connections in and out of Central London. Nearby public transport services include Queenstown Road Station (National Rail), Battersea Park Station (Overground & National Rail) and Battersea Power Station Underground (Northern Line).

## Use

We understand that this unit is suitable for E(g)(iii) & B8 uses. Interested parties are advised to make their own enquiries.

## Floor Area (GIA)

Unit	Sq ft	(m <sup>2</sup> )
Arch 34	1,520	141

## EPC

An EPC is available upon request.

## Rates

Interested parties are advised to make their own enquiries to the London Borough of Wandsworth.

## Legal Costs

Each party is to bear their own legal costs.

## Plans

[Plans available here.](#)

## Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith  
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Jonathan Hay  
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