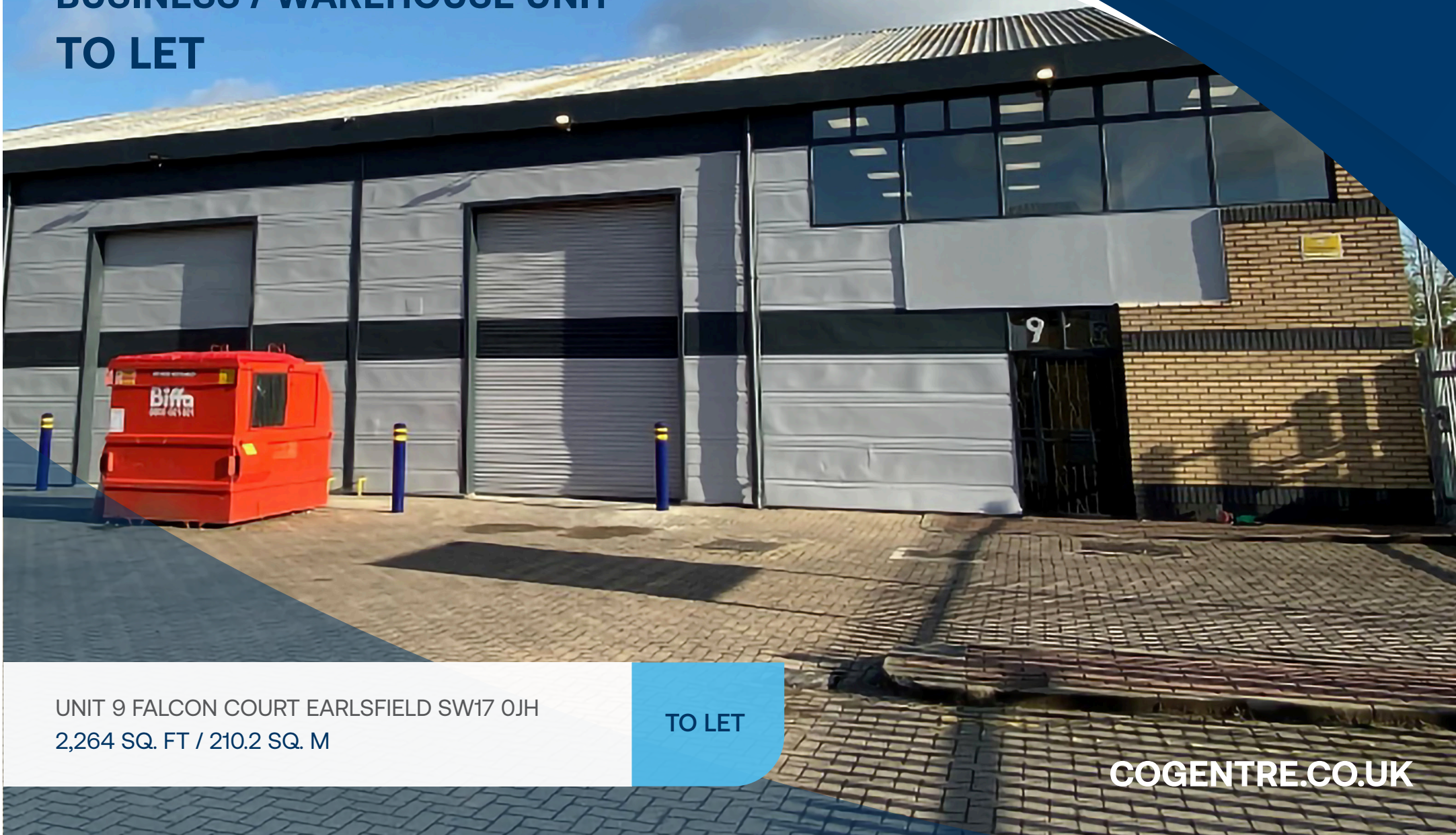


## UNIT 9

# HIGH QUALITY FULLY REFURBISHED BUSINESS / WAREHOUSE UNIT TO LET

**COGENT**  
REAL ESTATE



UNIT 9 FALCON COURT EARLSFIELD SW17 0JH  
2,264 SQ. FT / 210.2 SQ. M

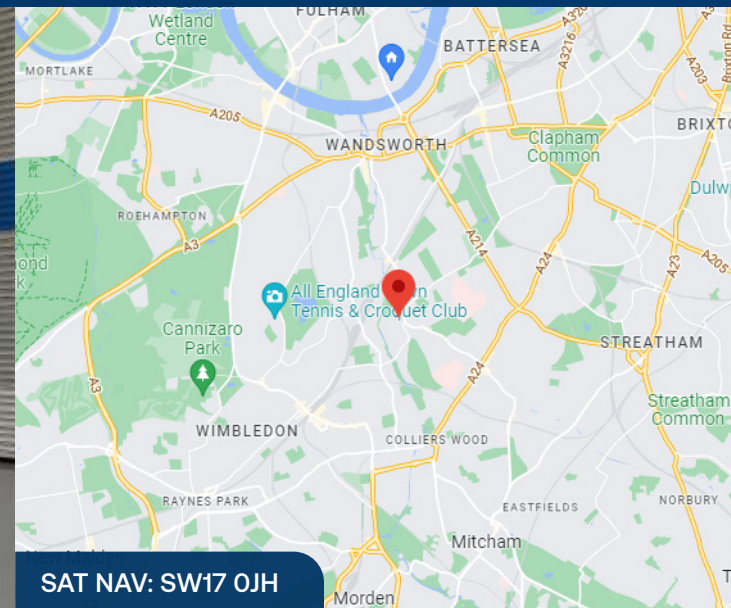
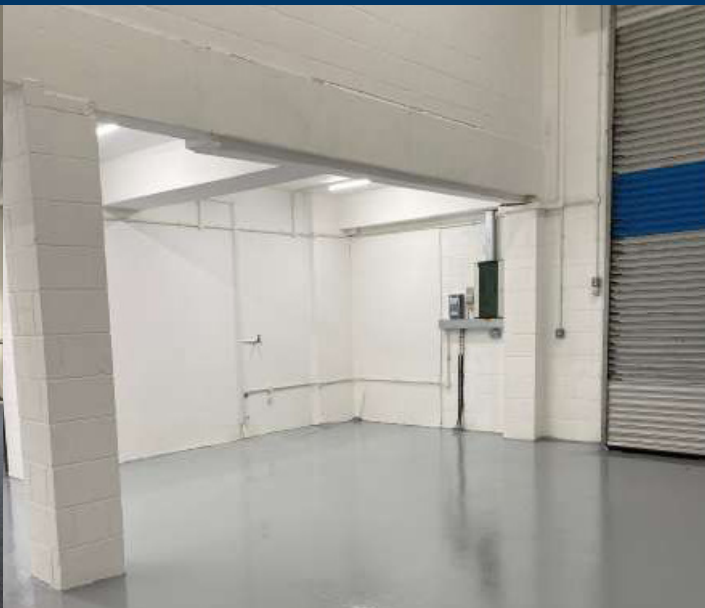
TO LET

[COGENTRE.CO.UK](http://COGENTRE.CO.UK)



## TO LET

2,264 SQ. FT / 210.2 SQ. M



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 £1,798 pa.

## ACCOMMODATION

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

UNIT 9	SQ FT	SQ M
Ground floor	1,472	136.7
First floor office	792	73.5
<b>TOTAL GIA (approx)</b>	<b>2,264</b>	<b>210.2</b>

## AMENITIES

- Fully refurbished business units
- Up and over loading doors to each unit
- 3 allocated car parking spaces, with one EV charger
- 6.0m minimum clear height rising to 8.0m
- Fitted open plan first floor office accommodation
- Warehouse lighting
- WC's
- Flexible undercroft areas for additional offices, showroom, trade counter, welfare or low height storage

## VAT

Will be chargeable on the terms quoted.

## EPC

TBC

## BUSINESS RATES

The rates payable will be c.£24,500 pa however all interested parties are advised to undertake their own investigation with the VOA to establish the Business Rates as they are subject to change.

## FOR FURTHER DETAILS PLEASE CONTACT:



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