

UNIT 3

HIGH QUALITY BUSINESS UNIT/
WAREHOUSE UNIT
TO LET

COGENT
REAL ESTATE

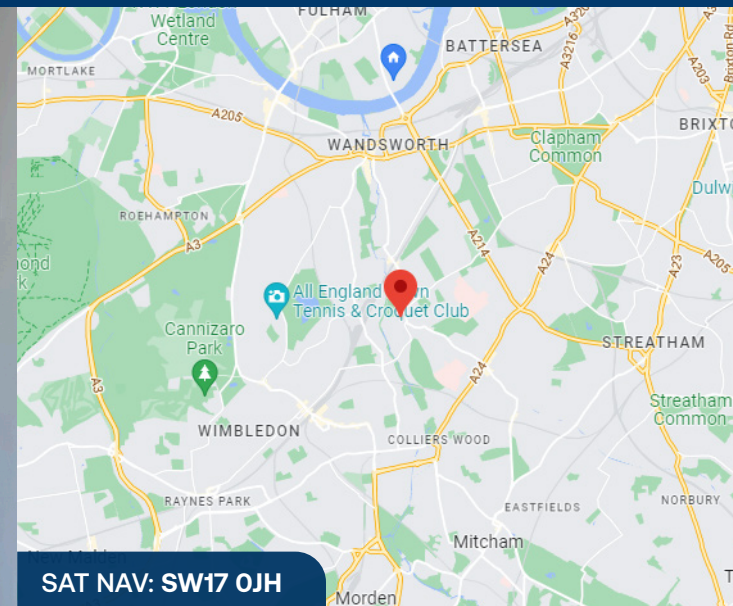


UNIT 3 FALCON COURT, EARLSFIELD, SW17 0JH
3,597 SQ. FT/ 334.24 SQ. M

TO LET

COGENTRE.CO.UK

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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 £2,792.45 pa.

ACCOMMODATION

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

UNIT 3	SQ FT	SQ M
Ground floor office/ storage /welfare	1,902	176.7
First floor office/mezzanine	611	56.8
First floor offices	1,084	100.7
TOTAL GIA (approx)	3,597	334.2

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

To be confirmed

BUSINESS RATES

The rates payable will be c.£35,797 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:



Gerry Connolly
07557 114 583
gc@cogentre.co.uk

Alex Adjei
07368 503 151
aa@cogentre.co.uk



Gus Haslam
07885 596877

Oliver Wallis
07976 666776