



36 LOMBARD ROAD, BATTERSEA, SW11 3RP



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TO LET
Prominent Industrial Warehouse Unit
19,332 sq ft with a secure yard

Description

The property comprises:

16,318 sq ft industrial unit | Approx clear heights **5.99m (truss) - 8.526m (apex)**
3,014 sq ft office block

Totaling 19,332 sq ft with a secure gated yard of approx 8,531 sq ft. The single bay unit is of brick and blockwork construction with a steel truss frame. The building provides a loading door opening on to a secure gated yard with parking. The offices at ground and first floor were previously used as a site office and trade-counter/showroom, benefiting from separate pedestrian access. The unit has a concrete floor, strip lighting, water, waste and a three-phase power supply.



Accommodation (GIA)

Ground Floor Warehouse	16,318
Ground Floor Office	1,507
First Floor Office	1,507
Total	19,332
Secure Yard	approx. 8,531 sq ft

*Floor areas to be confirmed.





VAT

This property is VAT elected

*All site outlines used within the brochure are for indicative purposes only.

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