



# TO LET

Linford Street Business Estate,  
Battersea, SW8 4AB



Video Link

Industrial Opportunities

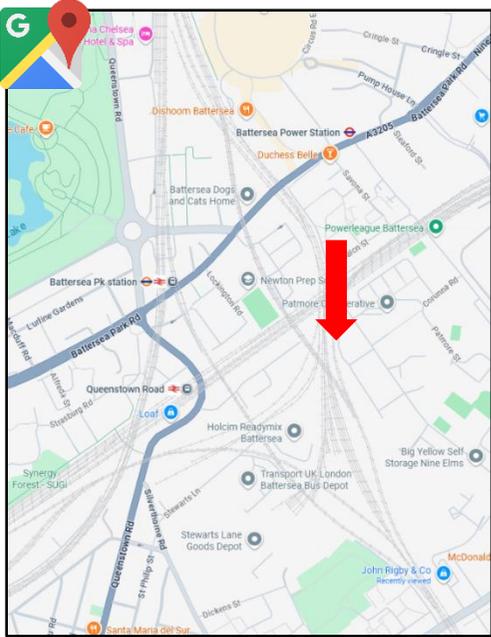
1,260 – 2,770 sq ft

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)

020 7629 8501

# Linford Street Business Estate, Battersea, SW8 4AB



## Description

The units are newly refurbished and of steel portal frame construction, forming part of a well-lit, secure industrial estate. Both units comprise of ground floor only space with an eaves height of 3.6m rising to 3.7m at the apex.

Internal amenities include:

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

## Terms

These units are available on a new lease directly from the landlord on terms to be agreed. Offers are invited in excess of:

**£49,800 pa exc. – Unit 12**

**£41,640 pa exc. – Unit 13**

Rents will be plus VAT.

## Location

The units are located on Linford Street Business Estate, which is accessed via Stewarts Road. In close proximity to Battersea Park Road (A3205), 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> )
Unit 12	1,510	140.3
Unit 13	1,260	117.1

## 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

Available upon request



Unit 12



Unit 13

## Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith  
[Fabians@grantmillswood.com](mailto:Fabians@grantmillswood.com)  
 07494 474190



Jonathan Hay  
[Jonathanh@grantmillswood.com](mailto:Jonathanh@grantmillswood.com)  
 07798 605532

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