

VALOR PARK

WANDSWORTH



THREE BRAND NEW INDUSTRIAL /
TRADE UNITS TO LET
4,372 - 28,403 SQ FT (406 - 2,638.7 SQ M)
AVAILABLE NOW



OCAL OCCUPIERS:





SCREWIX



safestore

WOLSELEY











4,372 - 28,403 SQ FT SELF-CONTAINED ACCOMMODATION

ESG FOCUSED



ROOFTOP SOLAR PV PANELS



EV CHARGING



TARGET EPC A AND BREEAM EXCELLENT



LED LIGHTING WITH PIR CONTROLS



GREEN WALL



NET ZERO
CARBON SCHEME

ACCOMMODATION

Different unit configurations are available.

| UNITS 1A | SQ M | SQ FT |
|---------------------|---------|--------|
| Warehouse | 607.4 | 6,538 |
| Entrance Core | 39.8 | 428 |
| First Floor Office | 89.7 | 966 |
| First Floor Storage | 87.2 | 939 |
| Total | 824.1 | 8,871 |
| UNIT 2A | SQ M | SQ FT |
| Warehouse | 281.7 | 3,032 |
| Entrance Core | 37.3 | 401 |
| First Floor Office | 87.2 | 939 |
| Total | 406.2 | 4,372 |
| UNITS 3A | SQ M | SQ FT |
| Warehouse | 1,104.4 | 11,888 |
| Entrance Core | 39.8 | 428 |
| First Floor Office | 89.7 | 966 |
| First Floor Storage | 174.5 | 1,878 |
| Total | 1,408.4 | 15,160 |

*Areas listed are GEA

DESCRIPTION

Valor Park, Wandsworth, is set to comprise 3 new, high-spec, self contained industrial and trade units on a secure and self contained site. The specification includes steel portal frame construction, roof lights, modern high quality office mezzanines, level access loading to each unit, 7.3m eaves heights, as well as 12 allocated parking spaces. Alternative unit configurations are also available to suit occupier requirements.







12 CYCLE STORAGE SPACES



FITTED OFFICES



7.3M CLEAR INTERNAL HEIGHT



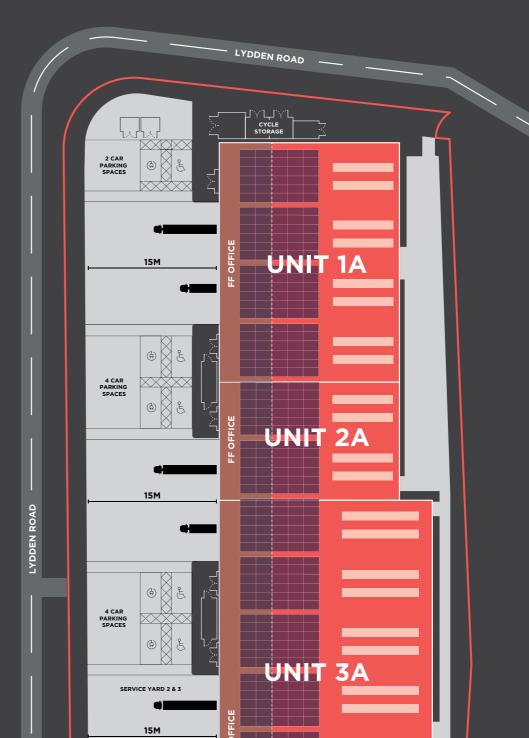
1 LEVEL ACCESS DOOR PER UNIT

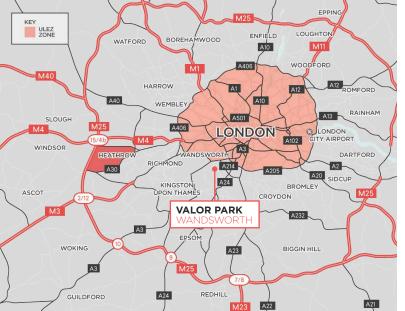


SECURE SITE



VIEW THE AREAS DEMOGRAPHICS







LOCATION

Valor Park Wandsworth is strategically located in a prime urban location, ideal for last mile logistics, distribution and trade.

With direct access to the A3, connecting it to the City of London in as little as 24 minutes, the M25 (J10) in 25 minutes and all the way to Portsmouth in 1 hour 10 minutes. The property is well connected to public transport networks, with Earlsfield train station 0.5 miles away and Southfields tube station 0.7 miles away.

| PUBLIC TRANSPORT | MILES | TIME |
|--------------------------|-------|--------|
| Earlsfield Station | 0.5 | 3 mins |
| Southfields Underground | 1.2 | 5 mins |
| Wandsworth Town Station | 1.4 | 7 mins |
| Clapham Junction Station | 2.0 | 7 mins |

| MAIN ROADS | MILES | TIME |
|----------------|-------|-------------|
| A214 | 0.9 | 4 mins |
| A3 | 1.4 | 6 mins |
| A24 | 2.1 | 6 mins |
| Central London | 6.8 | 24 mins |
| M25 | 17.6 | 25 mins |
| Portsmouth | 70.0 | 1hr 10 mins |
| Southampton | 80.3 | 1hr 25 mins |
| | | |

| AIRPORTS | MILES | TIME |
|---------------------|-------|---------|
| London City Airport | 14.2 | 40 mins |
| Heathrow Airport | 15.5 | 24 mins |
| Gatwick Airport | 23.3 | 45 mins |

LOCAL POPULATION

EPC

Target A.

COSTS

Each party to bear their own legal costs in this transaction.

RENT

Upon Application.

TERMS

The units are available by way of new FR&I leases on terms to be agreed.



4,321,641
POPULATION
WITHIN
10 MILES

1,338,947
POPULATION
WITHIN
5 MILES

SOURCE: Nomis

For further information or to arrange an inspection please contact the joint agents:



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