

**FOR SALE  
0.27 ACRES**

**ESTABLISHED MANAGED  
WORKSPACE CENTRE/  
DEVELOPMENT SITE IN  
EARLSFIELD**

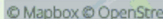
**9 LYDDEN ROAD  
EARLSFIELD, LONDON,  
SW18 4LT**



# SUMMARY

- Single ownership freehold site
- Site area extends of c. 0.27 acres (c. 0.11 hectares)
- Existing building extends to c. 14,667 sq. ft. NIA (19,138 sq. ft. GIA)
- Ability to increase the massing on site following positive planning discussions for redevelopment
- The building is currently c. 60% let on short-term licence/lease agreements with gross rents of c. £45 psf (inclusive of SC, rates), with a current rental income of £380,200
- Recent refurbishment works on the common areas– Reception/Kitchen/Break out areas
- The site forms part of a Locally Significant Industrial Area (LSIA), which seeks to promote commercial and industrial uses
- Surrounding occupiers include a range of self-storage, automotive, light industrial and distribution businesses
- The site is located just 0.35 miles from Earlsfield train station with direct links to Clapham Junction and Waterloo
- Guide Price: Offers in excess of £3.0m







# FURTHER INFORMATION

## DESCRIPTION

The property is known as the Earlsfield Business Centre, comprising of a former auction house and showroom, that has been converted into office use. The building is arranged across a number of small office workspaces extending from 151 to 671 sq. ft. alongside communal facilities including a kitchen, meeting room, toilets and breakout space. The original planning for conversion to office use included an additional floor to the front which was not built out.

The building covers the full site and comprises a two-storey property with a rear mezzanine, it has a painted brick facade, fronting Lydden Road. The office element has a flat roof, meanwhile the warehouse a pitched metal profiled roof facing Bendon Valley. There main pedestrian access to the business centre is on Lydden Road, with a loading door to the rear on Bendon Valley.

NB- There is the possibility of acquiring the adjoining site (Pirate Studios) on terms to be agreed which in total would give an area of 0.5 acres.

## PLANNING

Planning Policy:

The London Borough of Wandsworth adopted its Local Plan 2023–2038 in July 2023. In the adopted Local Plan the site is located in a Locally Significant Industrial Area (LSIA).

Policy LP34 (Managing Land for Industry and Distribution) states that in LSIA's, the redevelopment of sites must provide at least the full replacement of existing industrial floorspace. Part B (3) of the policy highlights that the intensification of the sites for industrial purposes through increased floorspace will be strongly encouraged.

A pre-application submission document was submitted in October 2024 on behalf of NeedSpace? Ltd in order to engage with Wandsworth Borough Council regarding the site.

The pre-app proposal was for the demolition of the existing industrial building and intensification of employment uses. It proposes to construct a new industrial building of up to 1,874m<sup>2</sup> GEA of modern flexible employment floor space. The proposed use was submitted as Class E(g)(iii), B2 & B8, along with ancillary office space. The proposed building has the potential to be split into two units.

There have been two meetings with the Council to discuss the proposals. The minutes are available upon request, but we note the following:

LB Wandsworth noted that industrial floorspace is maximised on the site, the scheme was amended to provide additional floorspace by relocating the offices to the 2nd floor. This was well received by the Council in second Pre-App meeting.

- The scheme is confirmed as being policy compliant
- Affordable workspace would need to be considered, but this could be by way of a contribution via viability assessment
- The servicing and parking strategy was broadly seen as supported.

# GALLERY



# GALLERY



# ENQUIRIES



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## NIAMH BELL

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## JOSH BOREHAM

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## VIEWINGS

Contact us to arrange

## DATA ROOM

Documentation is available upon request

## FURTHER INFORMATION

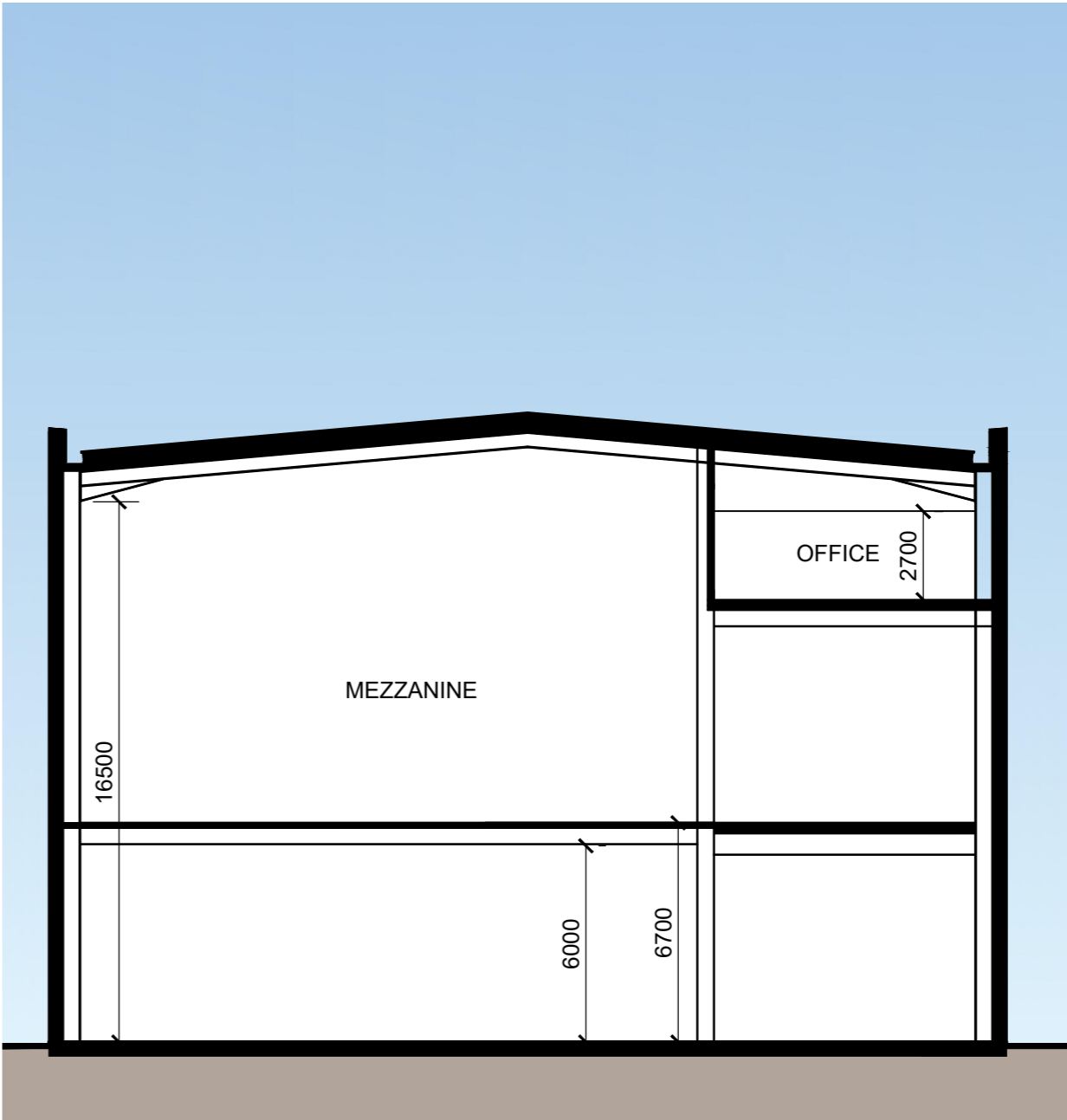
- [View details on your website](#)



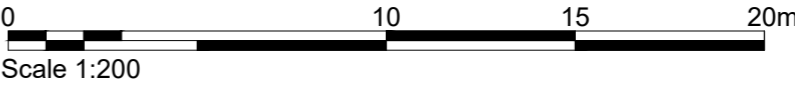
NORTH ELEVATION - LYDDEN ROAD



SOUTH ELEVATION - BENDON VALLEY



INDICATIVE SECTION



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

MATERIALS KEY:

- 1 COMPOSITE METAL CLADDING VERTICAL LAID (SILVER, WHITE & ANTHRACITE)
- 2 BRICKWORK TO MATCH EXISTING
- 3 ALUMINIUM FRAMED ENTRANCE DOORS POWDER COATED ANTHRACITE GREY RAL 7016
- 4 ALUMINIUM FRAMED WINDOWS POWDER COATED ANTHRACITE GREY RAL 7016
- 5 LOADING DOORS (INSULATED) ANTHRACITE GREY RAL 7016
- 6 STEEL BOLLARD (YELLOW)
- 7 STEEL PERSONNEL DOORS ANTHRACITE GREY RAL 7016
- 8 BUILT UP/COMPOSITE CLADDING ROOF (GOOSEWING GREY RAL 7038)
- 9 CANOPY

Client:  
NEEDSPACE? LTD

Project:  
9 LYDDEN ROAD

Drawing Title:  
PROPOSED ELEVATIONS

Scale @ A2: 1:200  
Checked by: ME  
Date: APR 25  
Job No: 11658  
Stage: FE 013  
Drawing No: \*  
Rev: \*

Issue Status:  
Construction ☐ Preliminary ☐  
Information ☐ Approval ☐  
Tender ☐

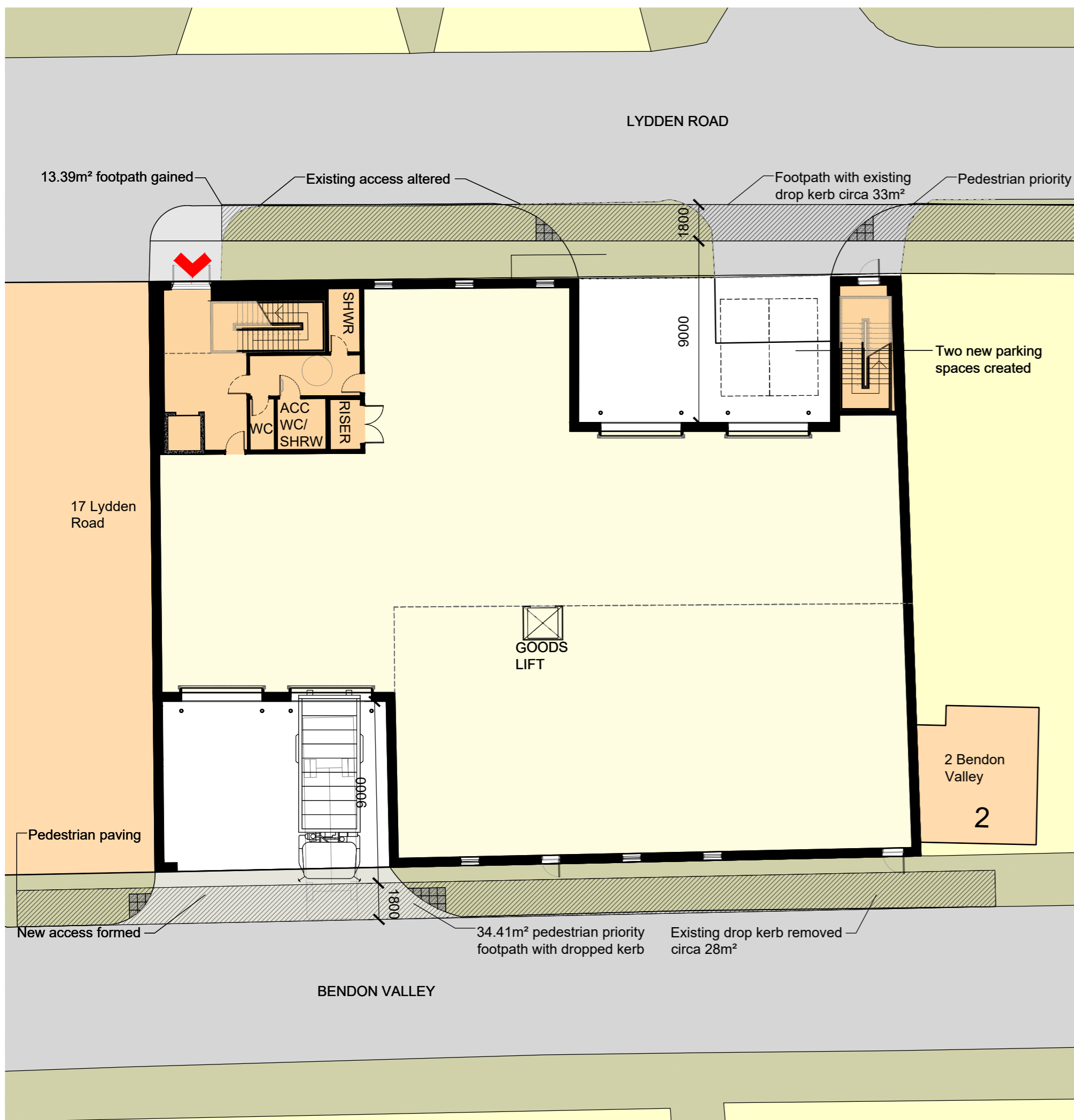


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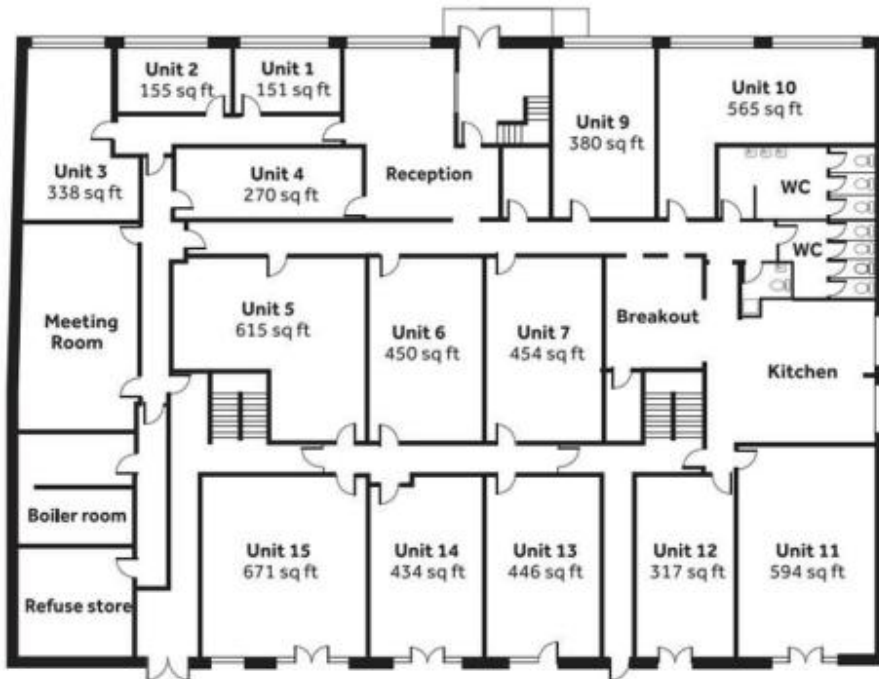
The floor plan shows a large MEZZANINE area. To the left, there is a VOID area with a staircase. Below the staircase, there are two restrooms (WC) and a RISER. A GOODS LIFT is located in the center of the MEZZANINE area. The bottom right section is a large VOID area.

The floor plan shows a large yellow rectangular area labeled 'OFFICE' at the top. Below it is a large white rectangular area labeled 'VOID'. To the left of the 'OFFICE' area, there is a small orange area containing a staircase and a 'VOID' label. Further down, there are two orange areas labeled 'WC' and a 'TOILET' area. The entire plan is enclosed in a thick black border.

**PRC** Architecture & Planning

# EXISTING FLOORPLANS

GROUND FLOOR PLAN



FIRST FLOOR PLAN

