



Unit 11

Falcon Court, Earlsfield, SW17 0JH

A secure modern business estate with good loading and car parking provision.

2,250 sq ft
(209.03 sq m)

- Fully refurbished business units
- Up and over loading doors to each unit
- Allocated car parking spaces
- 6.0m minimum clear height rising to 8.0m
- Fitted open plan first floor office accommodation
- A fenced and gated secure shared yard

Summary

Available Size	2,250 sq ft
Rent	£27.50 per sq ft
Business Rates	N/A
Service Charge	£2,338 per sq ft
EPC Rating	D (84)

Description

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.

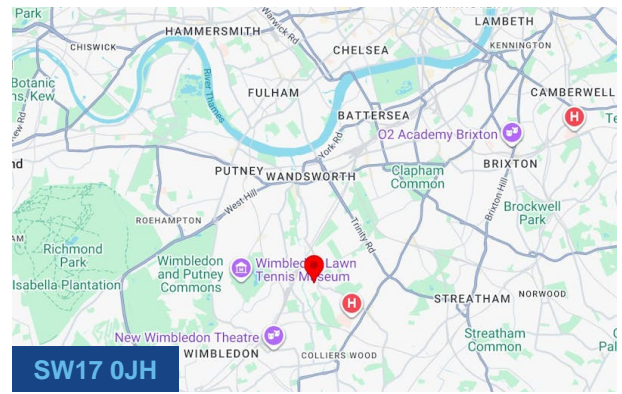
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,458	135.45	Available
1st - First Floor Offices	792	73.58	Available
Total	2,250	209.03	



Viewing & Further Information



Alex Adjei

07346 809 962

aa@cogentre.co.uk



Gerry Connolly

07557 114 583

gc@cogentre.co.uk