

## UNit 8

Battersea Business Park, Stewarts Road, London, SW8 4UG

### **Last mile warehouse / trade counter unit**

**3,141 to 6,670 sq ft**  
(291.81 to 619.66 sq m)

Summary

Available Size	3,141 to 6,670 sq ft
Rent	£45 per sq ft
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

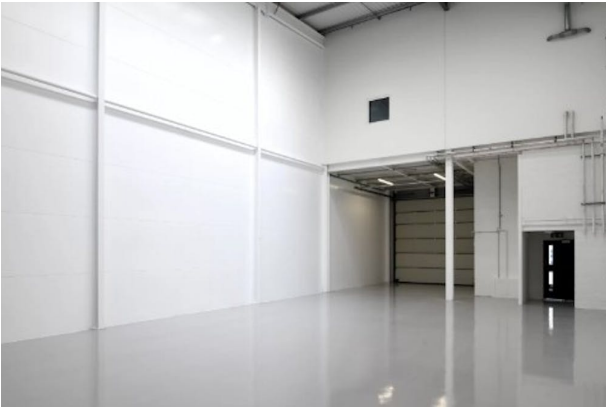
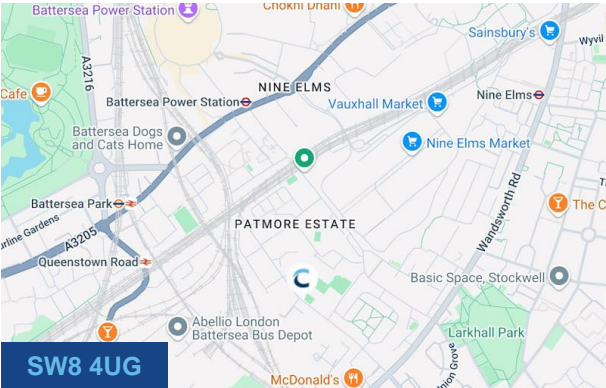
Description

The units are of steel frame construction with profiled metal cladding to the elevations and roofs, benefitting from Grade A office accommodation.

Fully refurbished

Three phase power

8m eaves height



Viewing & Further Information



**Gerry Connolly**  
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**TO LET**

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**Modern Grade A industrial / warehouse units**

**3,747 – 6,670 sq ft**

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[batterseabusinesspark.co.uk](http://batterseabusinesspark.co.uk)





**Battersea**  
Business Park SW8 4UG



Prime zone 1  
location



20 minute drive to all Zone  
1 locations and a 30 minute  
drive to all Zone 2 locations



Easy access to Central  
London via the Northern  
line underground station



10 minute walk of  
Battersea Power  
Station

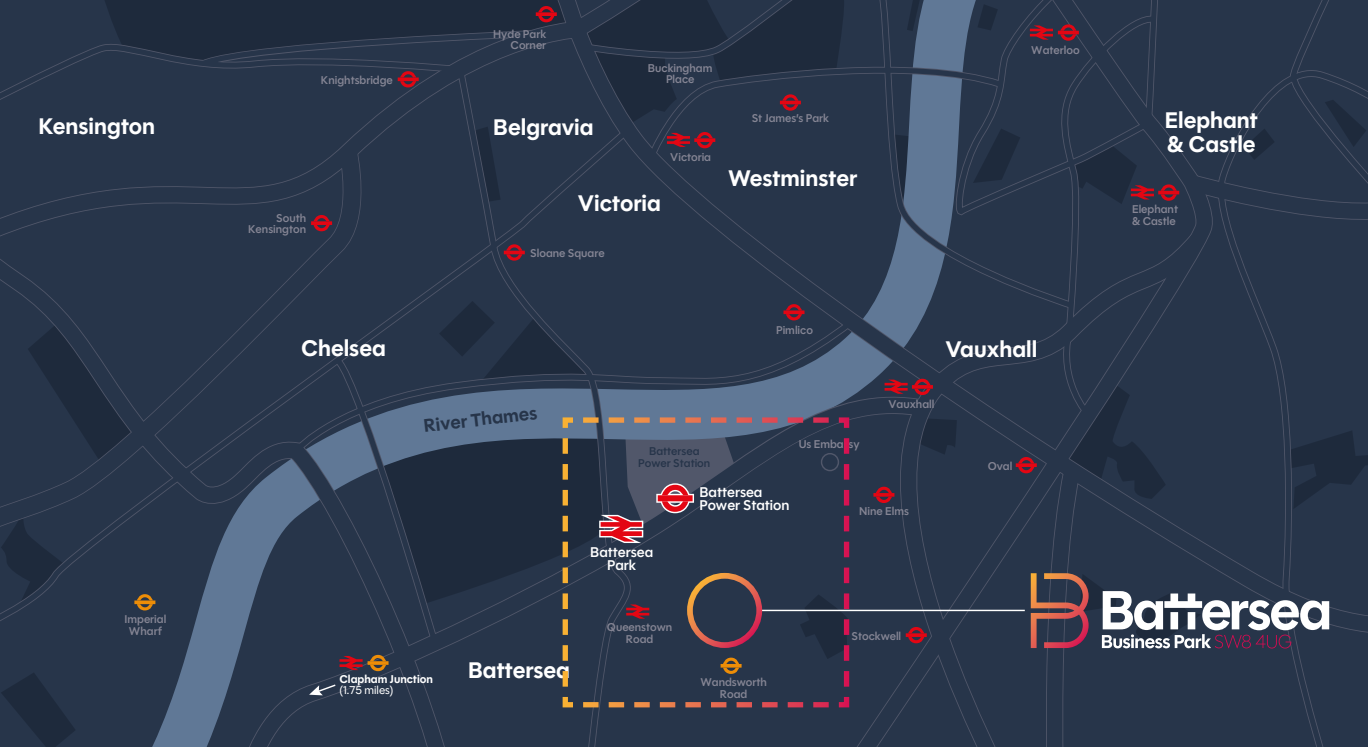


Excellent connectivity  
via Stewarts Road &  
Wandsworth Road

**Battersea**  
Business Park SW8 4UG

**TO LET** Modern Grade A industrial / warehouse units.








### Overground station walk times

	Wandsworth Road (Z2 - Overground)	10 mins
	Battersea Park (Z2 - Overground)	14 mins
	Queenstown Road (Z2 - Overground)	49mins

### Tube station walk times

	Battersea Power Station (Z1 - Northern Line)	11 mins
	Nine Elms (Z1 - Northern Line)	19 mins
	Stockwell (Z1 - Victoria Line)	21 mins



5.71 m households  
accessed within a  
60 minute drive time



245,687 actively seeking  
employment within a  
60 minute drive time



30% of the UK's population  
accessed within a  
90 minute drive time

Local occupiers include:



HARVEY &  
BROCKLESS  
*the fine food co*

# Description

The units are of steel frame construction with profiled metal cladding to the elevations and roofs, benefitting from Grade A office accommodation. The specification enables the installation of mezzanine floors, retaining ample working eaves heights.



Clear internal  
height of 8m



Electric roller shutter  
loading doors



Ability to install  
mezzanine structure



Three Phase  
power



Fully fitted  
first floor offices



Allocated car  
parking



Solar PV panels  
on the roof



Warehouse  
lighting

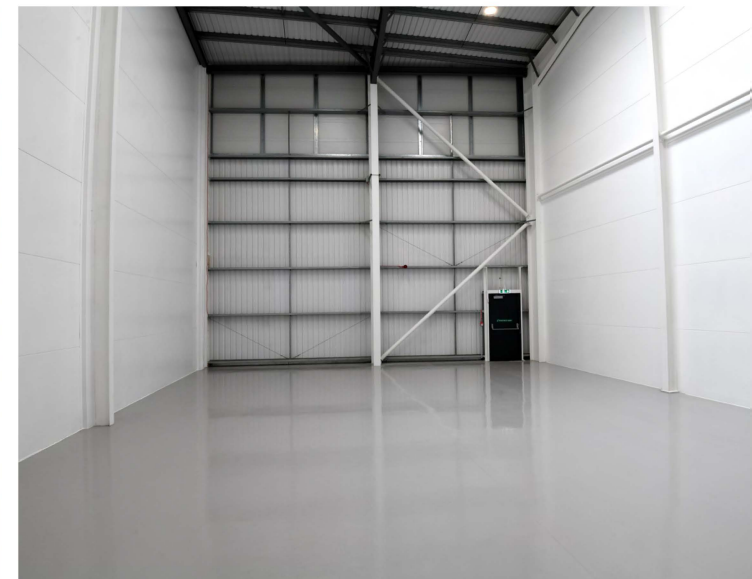
# Availability

Unit	Availability	Warehouse & Ground Floor (sq ft)	Landlord Mezzanine (sq ft)	First/Second Floor Offices (sq ft)	Total (GEA) sq ft
6	TO LET	2,917		830*	3,747
8	COMING SOON	2,891	1,330	2,449	6,670

\* First floor offices only.











## Further Information

### Terms

The units are available on new internal repairing & insuring leases on terms to be agreed.

### Legal Costs

Each party to bear their own legal costs.

### Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

### EPC

To be reassessed post refurbishment.

## All Enquiries



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