

Tun Yard

PEARDON STREET, LONDON SW8 3HT

689 – 7,188 SQ FT OFFICES TO LET

Exceptional commercial space



Re-imagined Grade II listed workspace.

Tun Yard is undergoing a sustainable refurbishment throughout to provide architecturally designed, modern office space with original warehouse features.

The available space comprises 689 – 7,188 sq ft arranged across five units centred around a courtyard.



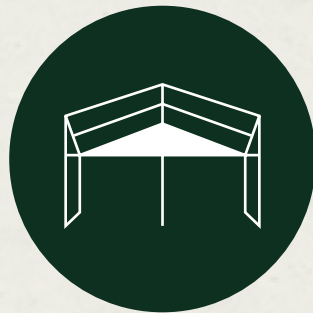
Grade II
listed



Comprehensive
refurbishment



Sustainable
design



Original
features



Unit 4 – Open plan workspace CGI

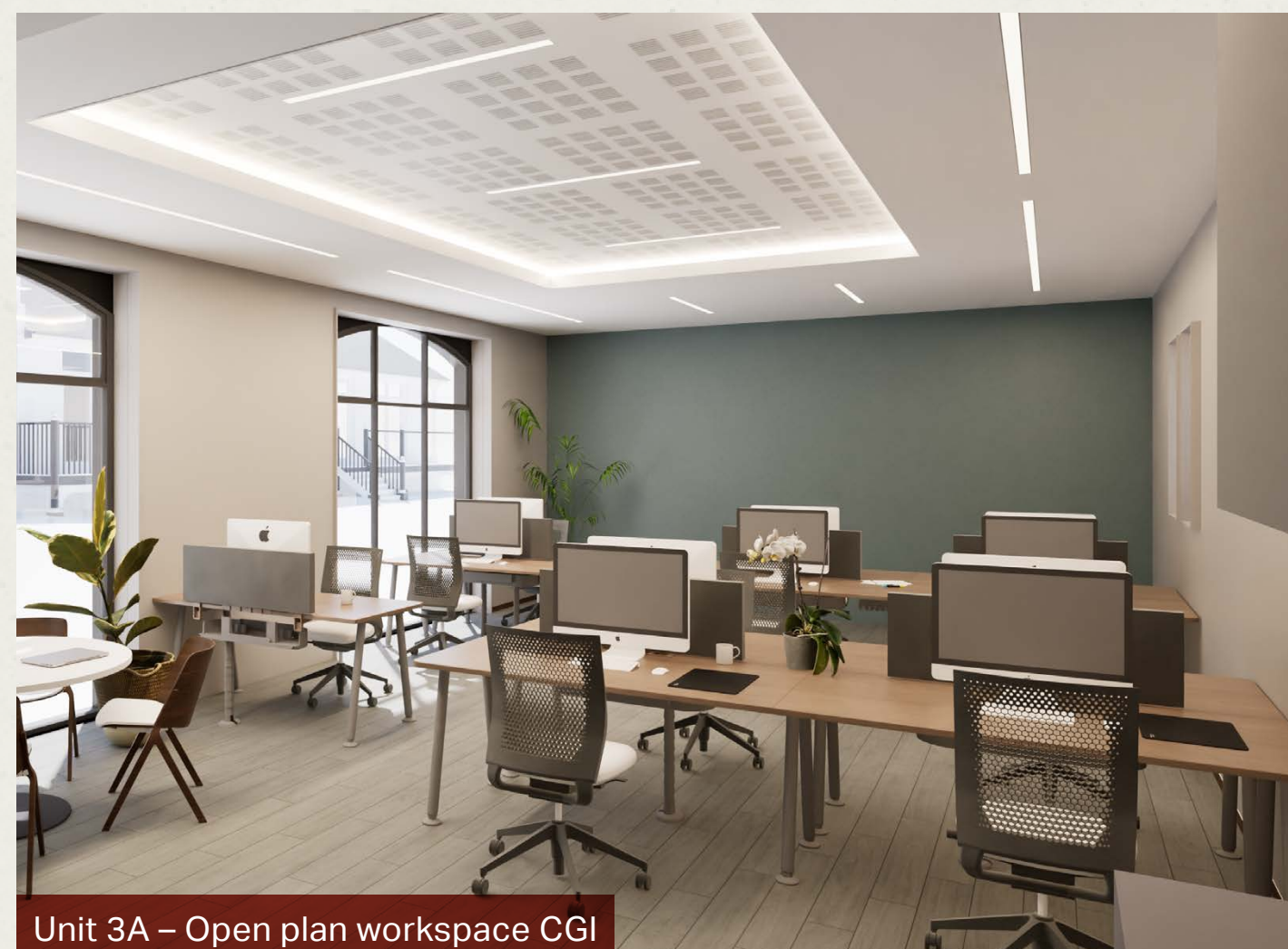


Unit 2 – Kitchen breakout area CGI

THE SPACE

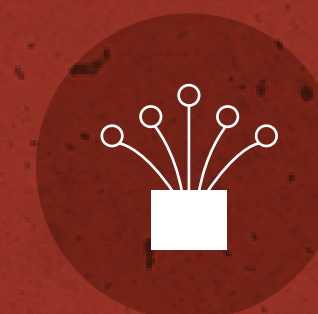
Characterful space to inspire.

The space features stunning original features and has been modernised to offer high quality workspaces boasting an EPC A rating, new end-of-trip facilities and fitted kitchens.



Unit 3A – Open plan workspace CGI

SUMMARY SPECIFICATION



Fibre enabled



Kitchens in situ



Air conditioning
& MVHR units



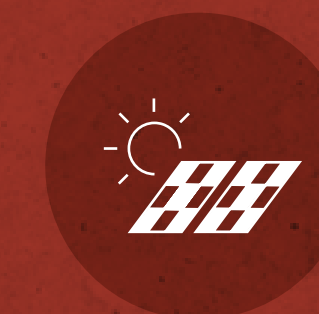
On-site
car parking

*via separate arrangement

ESG CREDENTIALS



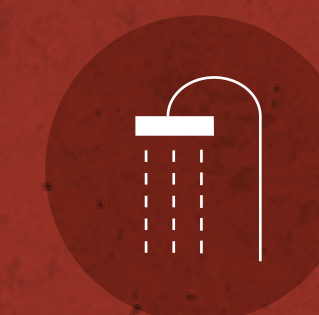
EPC A rating



Solar panels



Bicycle storage
& lockers



Showers &
changing rooms

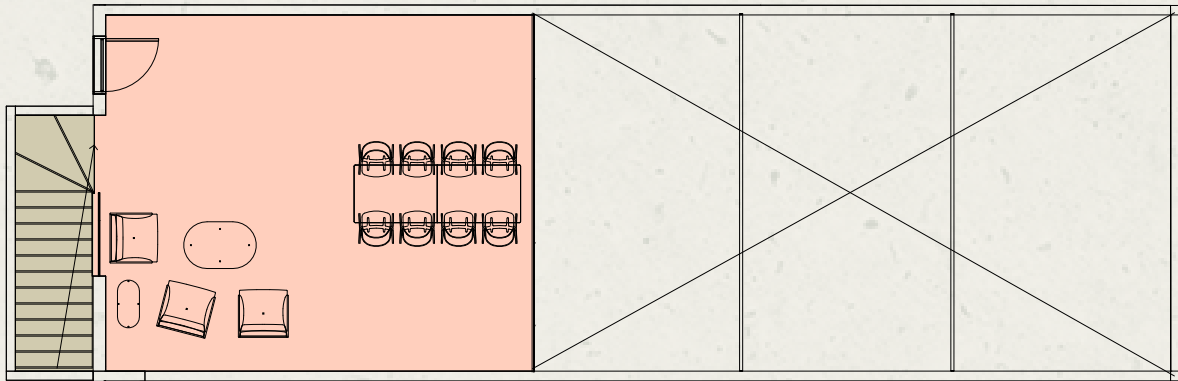
ACCOMMODATION				
Unit	Condition	Availability	Sq Ft	Sq M
5	Cat A+	June 2025	2,842	264
4	Cat A+	June 2025	1,485	138
3A	Cat A+	June 2025	689	64
3B	Cat A+	June 2025	786	73
2	Cat A+	June 2025	1,386	129
Total			7,188	668



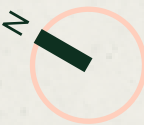
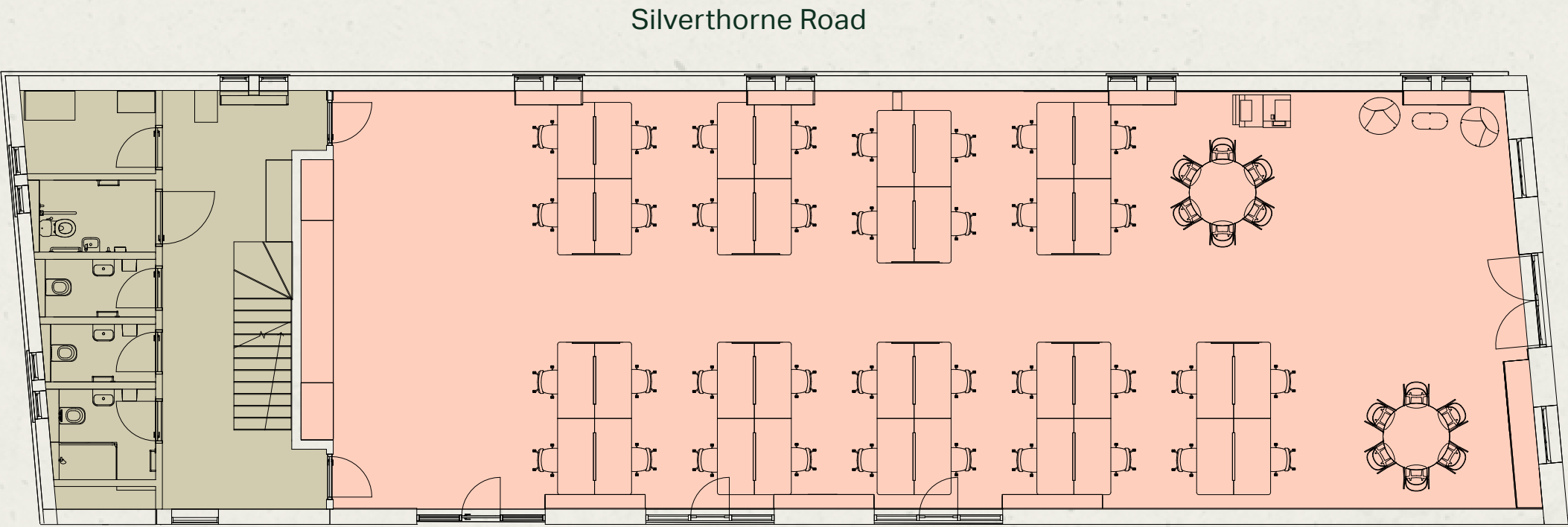
Unit 5 — 2,842 Sq Ft / 264 Sq M

Workstations	36
6 person meeting spaces	02
8 person meeting space	01
Breakout area	01
Kitchen	01

Mezzanine level



Ground level

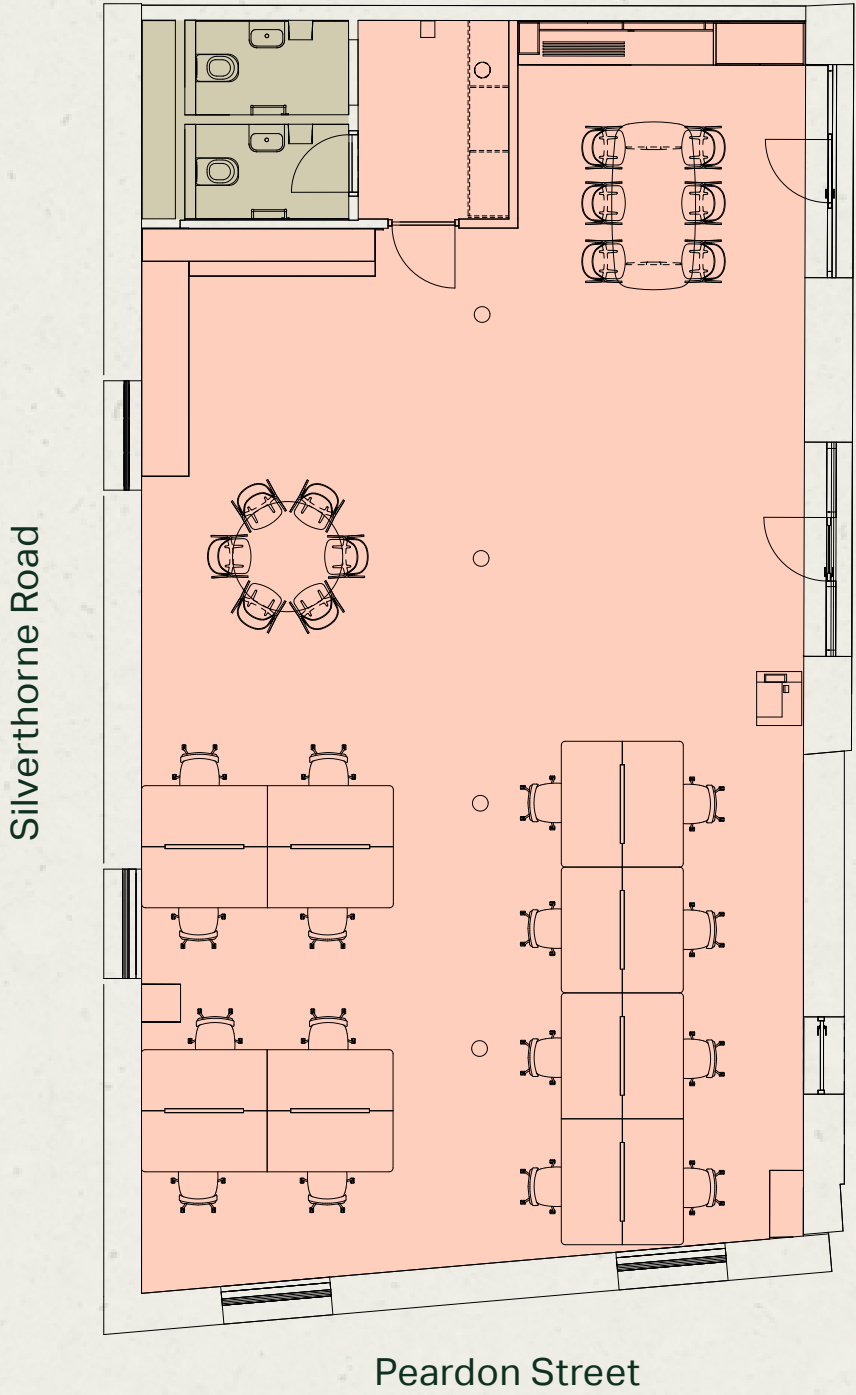


Floorplans not to scale. For indicative purposes only.

Office Core

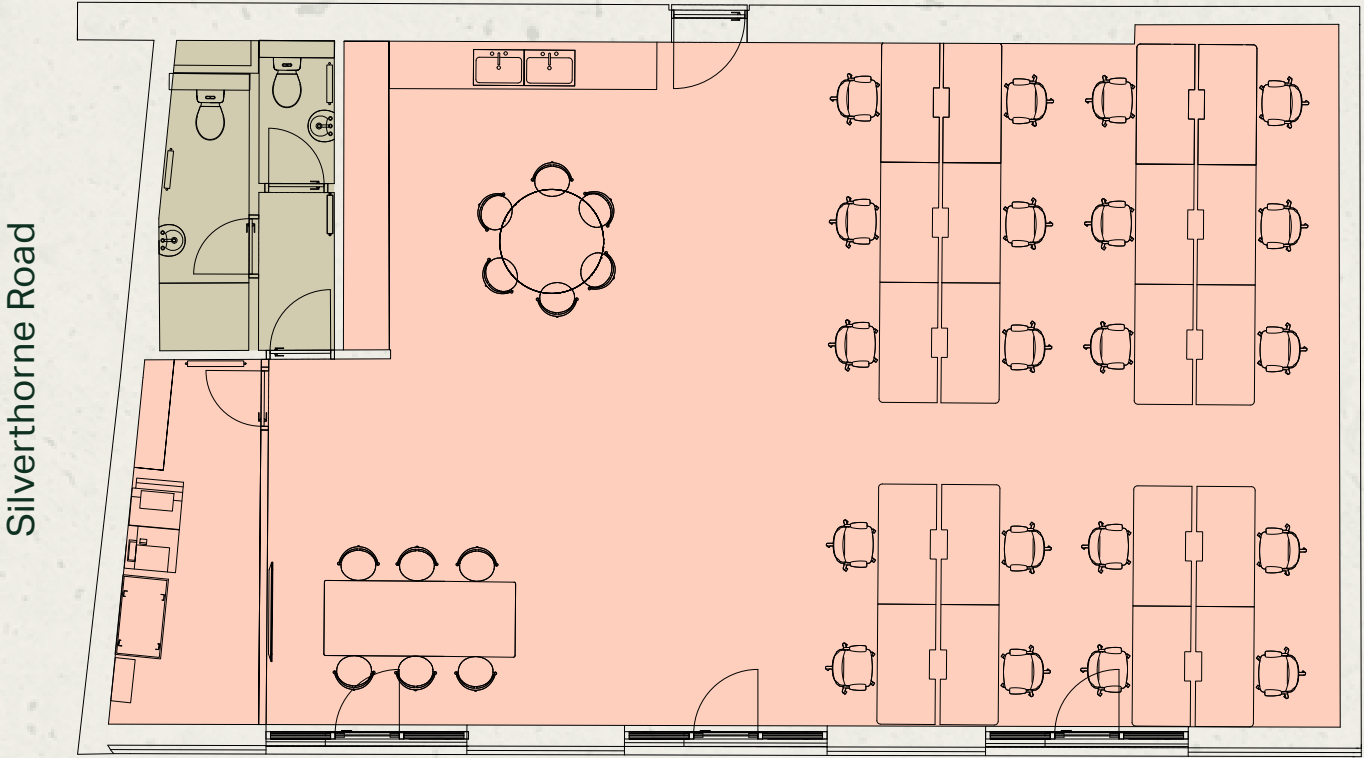
Unit 2 — 1,386 Sq Ft / 129 Sq M

Workstations	16
6 person meeting room	01
Breakout area	01
Kitchen	01



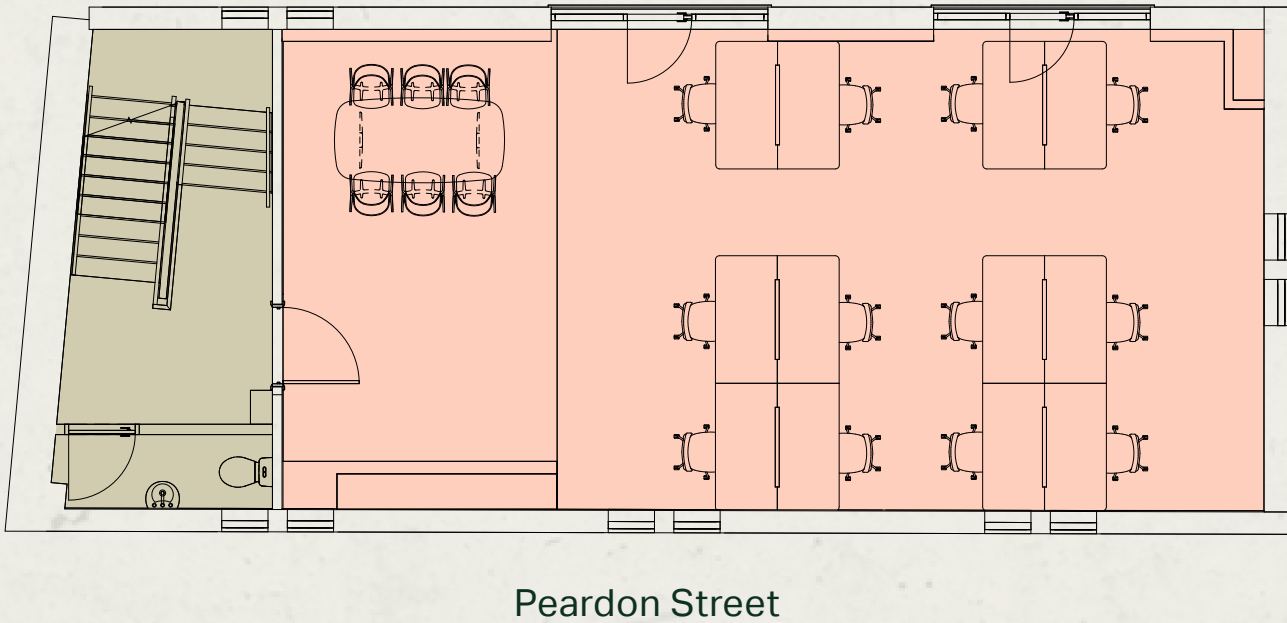
Unit 4 — 1,485 Sq Ft / 138 Sq M

Workstations	20
6 person meeting space	01
Kitchen / breakout area	01



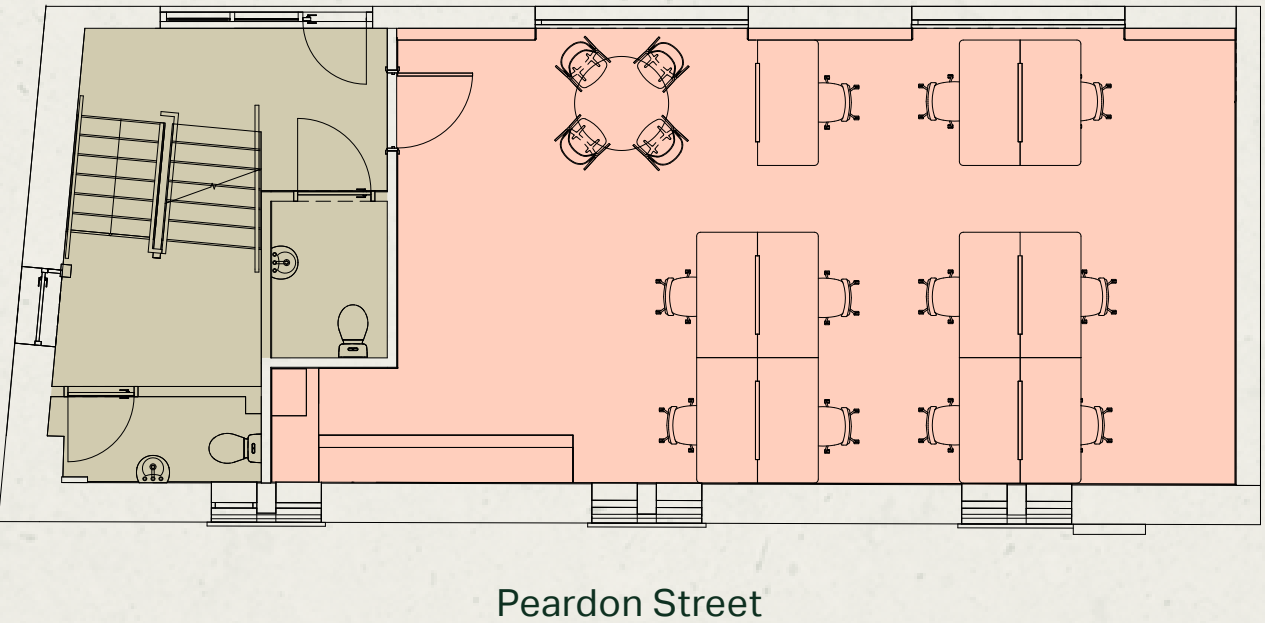
Unit 5B — 786 Sq Ft / 73 Sq M

Workstations	12
6 person meeting space	01
Kitchen	01



Unit 5A — 689 Sq Ft / 64 Sq M

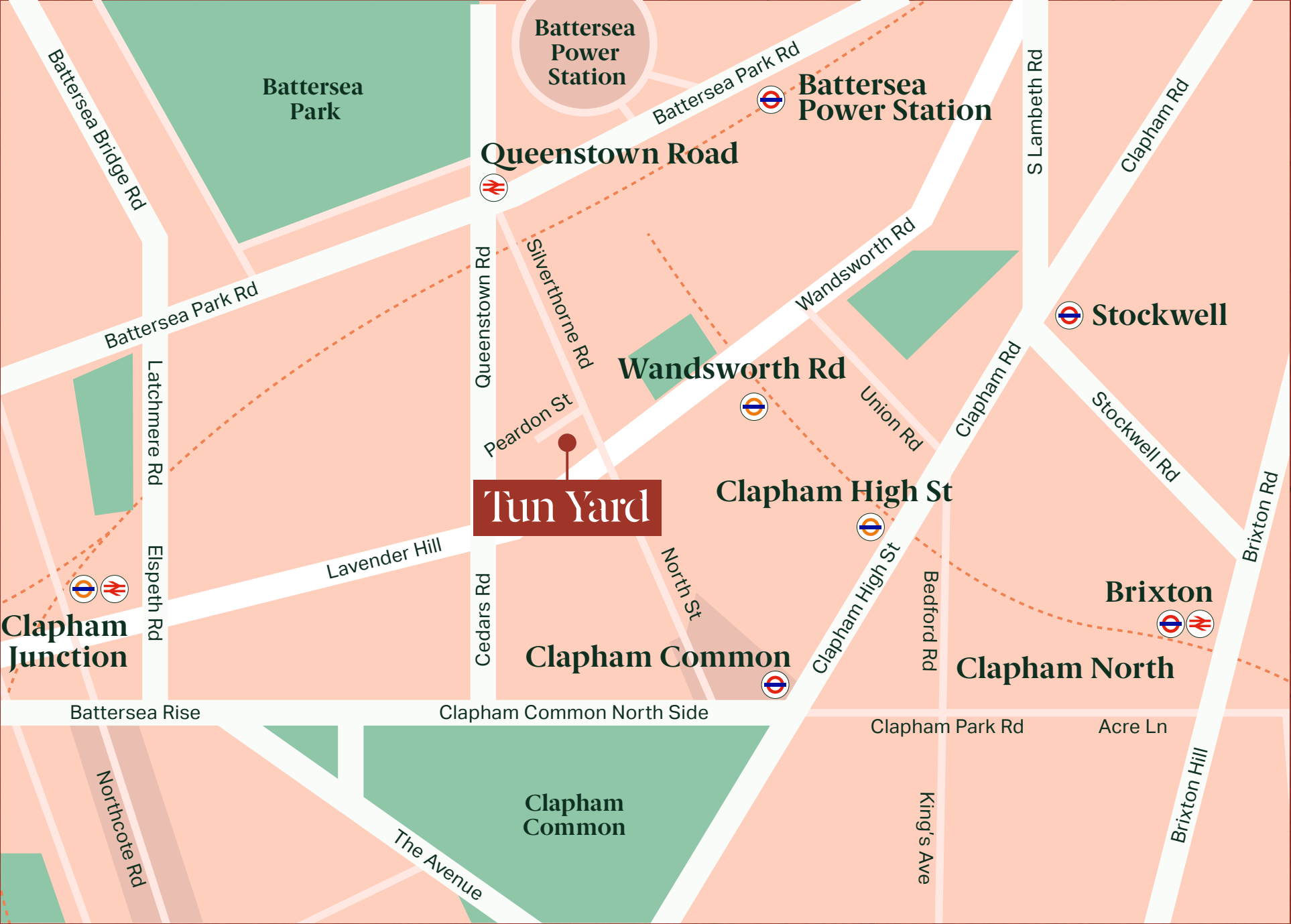
Workstations	11
Breakout area	01
Kitchen	01



THE LOCATION

Perfectly placed between Clapham and Battersea.

Tun Yard is located just a 5 minute walk from Wandsworth Road Overground Station allowing easy access to Clapham Junction, Battersea Park, and Clapham High Street Stations. There are also many bus stops located around the area, making travel around London and beyond simple.



FURTHER INFORMATION

Terms
Upon application

Viewings
Strictly through the joint letting agents:

Mark Fisher
07899 895710
markf@usp.london

Olivia Stapleton
07562 624 652
olivia@usp.london

USP.

Alex Lewis
07815 788 825
alex@lewisco.co.uk

Sam Johnson
07563 393 940
sam@lewisco.co.uk

LEWIS
&CO

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2025.

Designed by Cre8te - 020 3468 5760 - cre8te.london



CONNECTIVITY

15 Queenstown Road

16 Clapham Common

25 Battersea Power Station

Times based on an average walking speed.