

**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)





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



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### 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

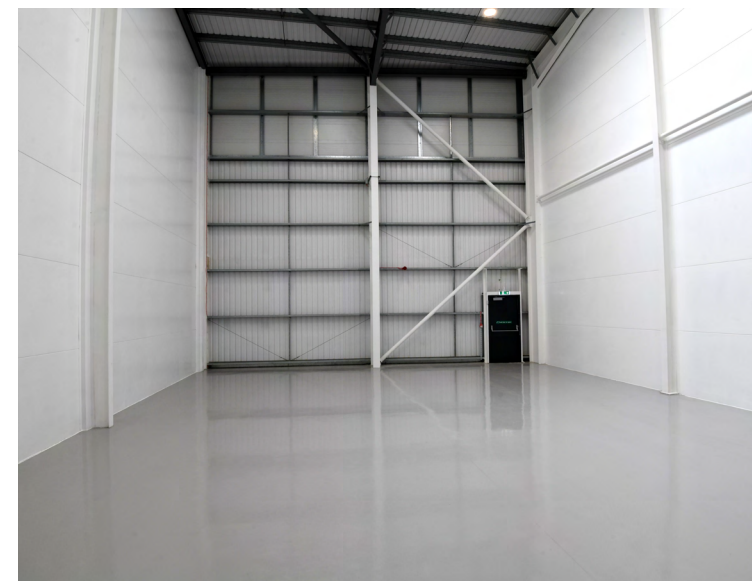
# Availability

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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