

UNIT 7

**HIGH QUALITY FULLY REFURBISHED
BUSINESS / WAREHOUSE UNIT**

TO LET

COGENT
REAL ESTATE

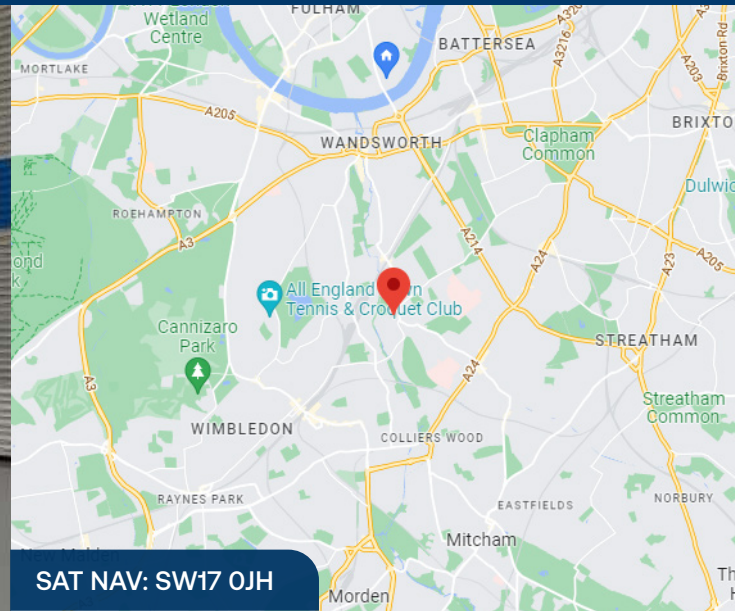
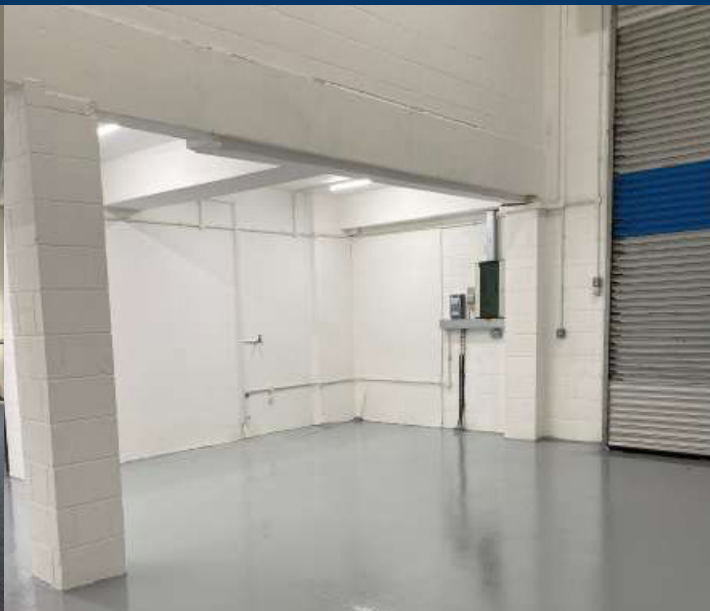


UNIT 7 FALCON COURT EARLSFIELD SW17 0JH
2,375 SQ. FT - 220.6 SQ. M

TO LET

COGENTRE.CO.UK

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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.

DESCRIPTION

A secure modern business estate with good loading and car parking provision. The estate comprises five units built in the late 1980's, 4 of which can be adjoined to offer a combination of sizes. 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.

TERMS

The unit is available on new Full Repairing and Insuring lease on terms to be agreed.

ACCOMMODATION

The property provides approximate areas measured on a gross internal area basis:

UNIT 7	SQ FT	SQ M
Ground floor	1,561	145
First floor office	814	75.6
TOTAL GIA (approx)	2,375	220.6

AMENITIES

- Fully refurbished business unit
- Surface level loading door
- Warehouse lighting
- Allocated car parking spaces
- 6.0m minimum clear height rising to 8.0m
- Fitted open plan first floor office accommodation
- WC's
- A fenced and gated secure shared yard
- Flexible undercroft areas for additional offices, showroom, trade counter, welfare or low height storage

SERVICE CHARGE

A service charge may be levied for the upkeep of the common parts of the estate.

VAT

Will be chargeable on the terms quoted.

EPC

TBC

BUSINESS RATES

Rateable Value: £54,500. Rates payable for the current financial year for 2023-2024: £27,904 p/a. NB: The rates payable may be subject to transitional relief so we advise all interested parties to undertake their own investigation with the local authority.

FOR FURTHER DETAILS PLEASE CONTACT:



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