

TO LET



Unit 7, Falcon Court, Earlsfield, SW17 0JH

High Quality Business / Warehouse Unit – 2,375 sq ft (220.6 sq m)



Key Features

- Rarely available, centrally located modern business unit
- Under refurbishment
- Secure shared yard
- Good car parking
- Flexible Under Croft
- Other nearby occupiers include Insite Graphics, Vaughan Design, Arrow Electrical Lighting, Wimbledon Art Studios and Gander & White

Description

A well laid out modern estate with good loading and car parking provision. The estate is comprised of eight units, built in the late 1980's, of steel portal frame construction, steel profiled elevations, roof sheeting and attractive brick part front and side elevations under mono-pitched roofs. Unit 7 features:

- 6m minimum clear height
- Fitted open plan, first floor office accommodation
- Up & over level loading door
- Warehouse lighting
- Generous loading apron
- Allocated car parking spaces
- A fenced and gated shared yard
- Flexible undercroft area for additional offices, showroom, trade counter, welfare or low height storage.

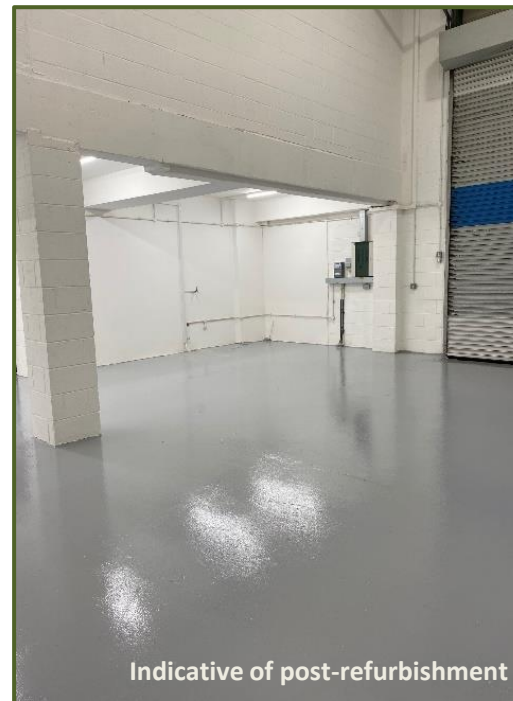
Location

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

Unit 7	Sq Ft	Sq M
Warehouse	1,561	145.00
First Floor Offices	814	75.60
Total	2,375	220.60

Approximate gross internal area.



Rates

The rateable value for the unit is £54,500 (April 2023). The property is described as 'offices and premises'.

All interested parties should direct their enquiries to Wandsworth Local Authority.

Service Charge

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

Terms

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

EPC

D (90) – to be reassessed following refurbishment works.

Due Diligence

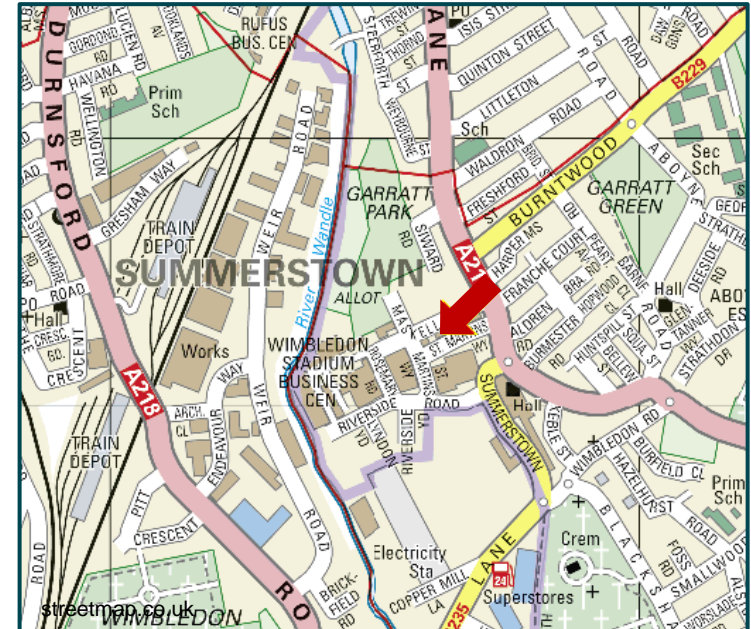
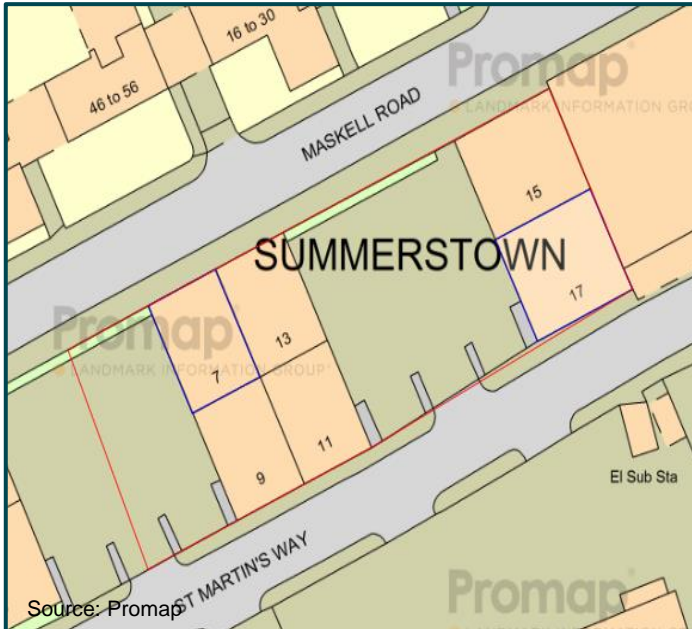
Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.



Contact

For further information, or to arrange a viewing, please contact the joint agents.



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SUBJECT TO CONTRACT

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Particulars dated April 2023. Photographs dated January 2021.

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