

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 4,784 SQ FT (444.43 SQ M)

2-7 Stockwell Green, London, Greater London, SW9 9JF

DESCRIPTION

The premises comprise a detached ground-floor warehouse with brick elevations and a steel truss roof. In its current configuration, the unit is laid out as a trade counter and benefits from a sizeable, securely fenced yard to the front.

LOCATION

The unit is located in Central London on Stockwell Green road, just off the A203, connecting Brixton and Stockwell.

The unit benefits from excellent public transport links with Victoria Line stations Stockwell underground station just a 7 minute walk away (0.3 miles to the north) and Brixton railway/underground station 12 minute walk (0.5 miles to the South).

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	4,357	404.78
Mezzanine	427	39.67
TOTAL	4,784	444.44
Front Yard	3,790	352.10

Approximate gross internal areas.

AMENITIES

- Generous, secure yard
- Central London location
- Roller shutter loading door
- First-floor mezzanine
- WC facilities
- Three-phase electricity

RENT

Offers in access of £100,000 per annum.

RATES

Rateable Value - £59,000 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

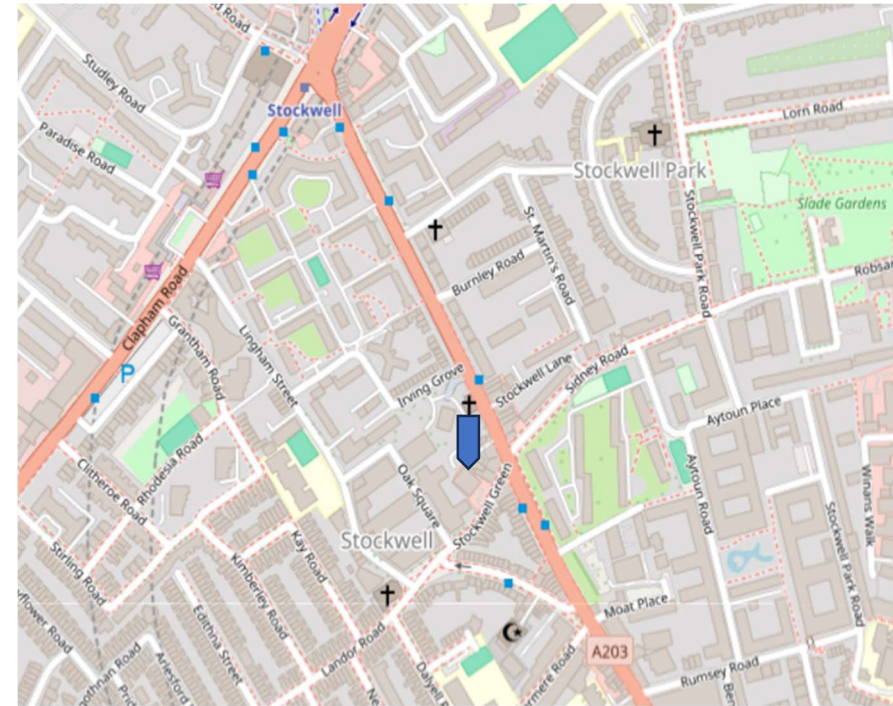
Each party is to be responsible for their own legal fees.

EPC

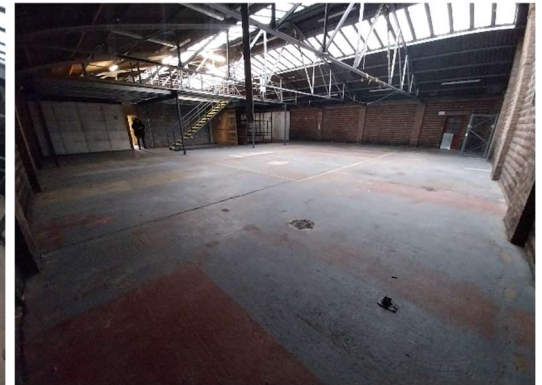
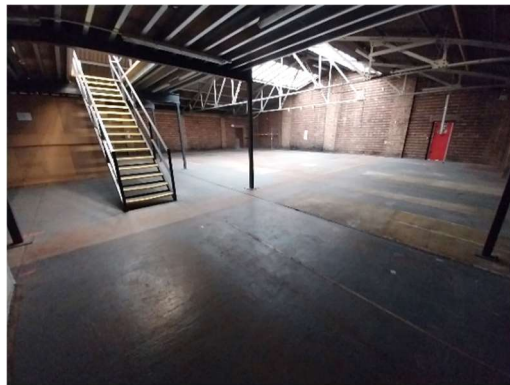
The property has an EPC rating of D.

VIDEO LINK

https://youtu.be/_vh6zFwZSik



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