

**UNIT 9**

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

**COGENT**  
REAL ESTATE



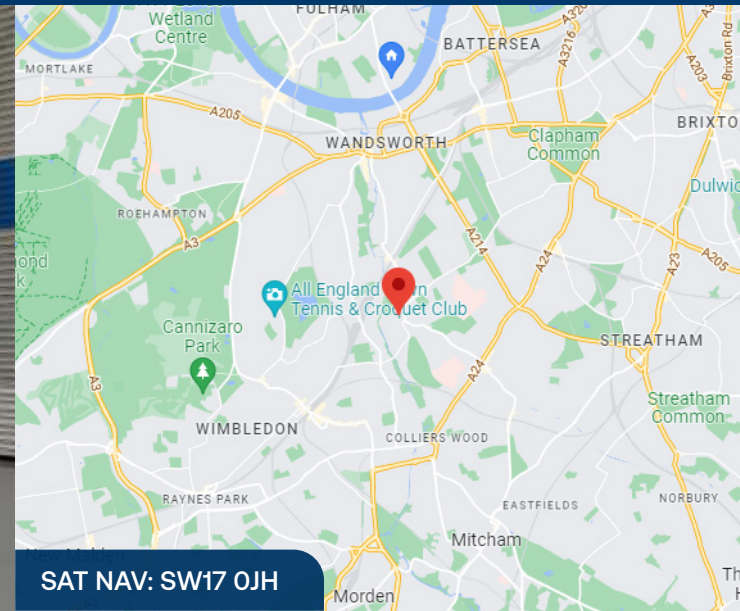
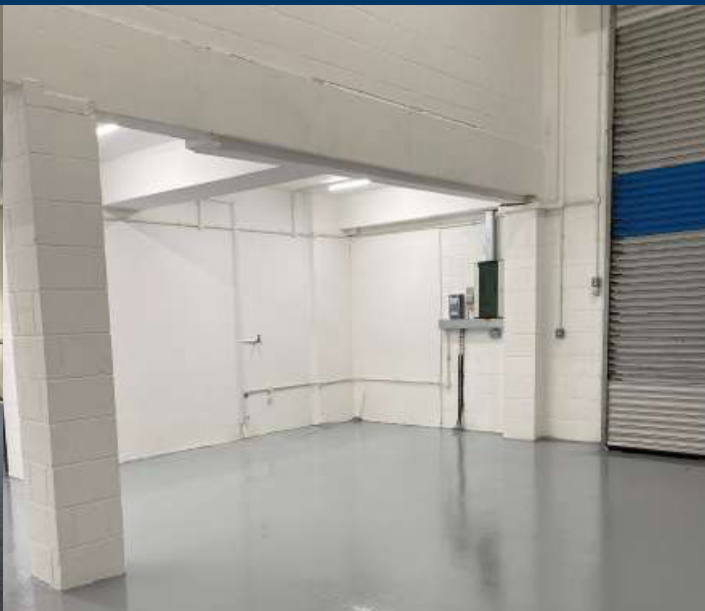
UNIT 9 FALCON COURT EARLSFIELD SW17 0JH  
2,264 SQ. FT / 210.2 SQ. M

**TO LET**

**COGENTRE.CO.UK**

## TO LET

2,264 SQ. FT / 210.2 SQ. M



SAT NAV: SW17 OJH

### 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 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 9	SQ FT	SQ M
Ground floor	1,472	136.7
First floor office	792	73.5
<b>TOTAL GIA (approx)</b>	<b>2,264</b>	<b>210.2</b>

### AMENITIES

- Fully refurbished business units
- Up and over loading doors to each unit
- 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

### VAT

Will be chargeable on the terms quoted.

### SERVICE CHARGE

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

### EPC

TBC

### BUSINESS RATES

The rateable value is £48,750

### FOR FURTHER DETAILS PLEASE CONTACT:



Will Norman  
0203 369 4000  
07796 774 436  
wn@cogentre.co.uk

Marco Baio  
0203 369 4000  
07752 473 964  
mb@cogentre.co.uk