

WAREHOUSE UNIT TO LET

Unit 73 Ingate Place
Safestore Battersea Park
Queenstown Road
Battersea SW8 3NS

4,567 sq. ft.
(424.28 sq. m.)





LOCATION

The property is situated within the Safestore self-storage site to the rear of Ingate Place, close to the junction of Queenstown Road and Battersea Park Road. The property is well connected for railway links, being a few minutes' walk from Queenstown Road and Battersea Park Road rail stations. Services offer direct access to Waterloo, Victoria and Clapham Junction stations. Numerous buses pass along Queenstown Road offering easy access to the West End and South London. Battersea Park is a short walk from the premises.

DESCRIPTION

The self-contained warehouse offers extensive floor to ceiling heights, ideal for a tenant's installation of racking, mezzanines or further storage. The unit extends to 4,567 sq. ft. (GIA), all situated to ground floor.

The unit benefits from a full height roller shutter door which loads onto an extensive and secure forecourt parking area. Additional parking is also provided around the perimeter of the yard, which is secured via two manual heavy-duty gates. There are male and female WCs. 3 phase power is available.

The property is ideal for use as a storage facility or a use in need of utilising high eaves throughout the unit.

AMENITIES

- Frontage/marketing opportunities onto the railway line
- Securely gated forecourt parking and loading
- Roller shutter access
- B1/B8 planning
- 6.870m eaves height throughout (5.793m to haunch)
- 24/7 access
- 3 phase power

CONNECTIVITY

Queenstown Road	0.1 km
Battersea Park	0.3 km
Wandsworth Road	0.7 km
Clapham North	1.5 km
Clapham Common	1.5km
Stockwell	1.6 km

ACCOMMODATION

Ground (GIA)	4,567 sq. ft. (424.28 sq. m.)
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TERMS

The property is available on a new FRI lease on terms to be agreed. Both short and long leases will be considered.

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Rent: On application

Strictly by appointment via Joint Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

or **Levy Real Estate 020 7930 1070**

USE

Class B1 / B8.

VAT

The property is elected for VAT.

SERVICE CHARGES

Available on request.

EPC

Band E (125). Expires 16 July 2030. Further details on request.

RATES

2023 List Rateable Value: £83,000

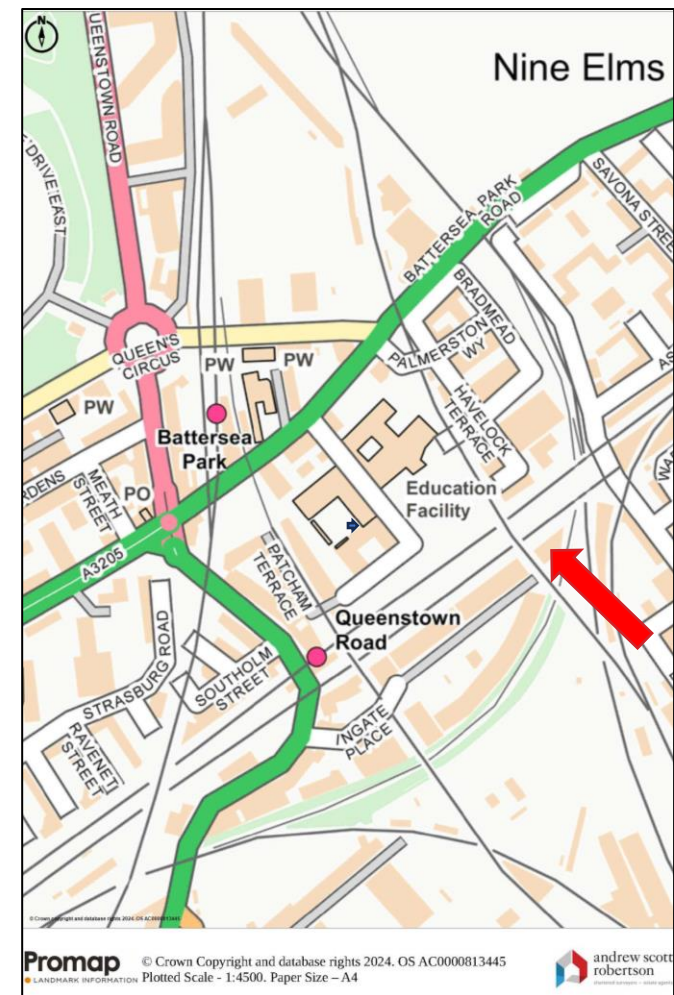
UBR 2023/2024 - £0.532p in the £

Interested parties should make their own enquiries with London Borough of Wandsworth.

Source: VOA website.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



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