

# Units 15 Stone Trading Estate, Milkwood Road, Herne Hill, SE24 0JF



Available to Let – Rarely Available Modern Industrial / Warehouse Unit

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## Location

Stone Trading Estate is located just half a mile to the east of Brixton town centre and benefits from great access to the A2217 Coldharbour Lane and the A23 road networks. The estate is well connected by public transport with two train stations in close proximity; Loughborough Junction and Herne Hill. Brixton Underground Station also provides direct access via the Victoria Line to Central London and there are numerous bus routes servicing the local area.

## Description

Unit 15 comprises 807 sq ft of modern industrial warehousing with a clear internal height of 3.45m. The unit contains a recently installed sheet metal roof alongside well-maintained cladding to the exterior elevations. The unit will be refurbished prior to occupation with newly painted concrete flooring and walls. The wider estate is incredibly well managed and benefits from a securely gated parking / loading area. Tenants also benefit from 24 hour access. Each unit has its own forecourt parking space as well as a shared loading area. All main services are in situ (gas/water/3 phase power) alongside a 2.8m high manual roller shutter door.

## Amenities

- Light refurbishment prior to occupation
- Roller shutter (3.51m x 2.82m)
- Office pod (148 sq ft)
- Strip LED lighting
- Clear roof lighting
- Kitchenette
- All main Services
- Secure gated estate
- On site parking
- 24x7 Access
- CCTV
- WC Facilities

## Connectivity

Loughborough Junction	0.4 miles
Herne Hill	0.6 miles
Denmark Hill	0.8 miles
Brixton	0.9 miles
North Dulwich	1.1 miles
Clapham North	1.8 miles

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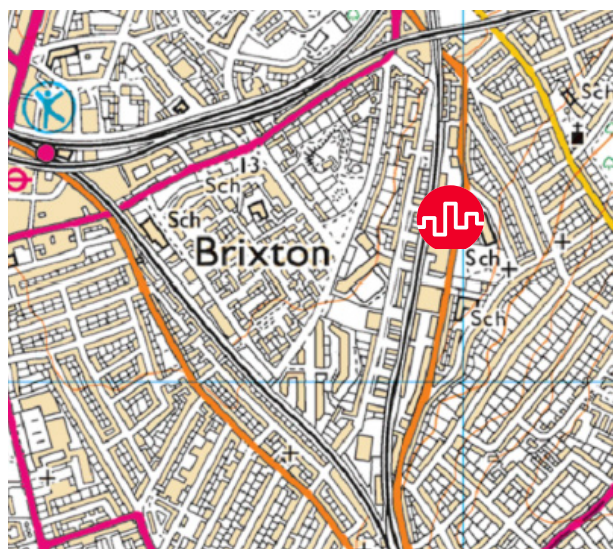
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### Location Plans

Not to scale, indicative only



### Internal Photo

Indicative only



### Accommodation (GIA)

Description	Sq Ft	Sq M
Unit 15	807	74.66
<b>Total</b>	<b>807</b>	<b>74.86</b>

### Rates

The rateable value for the property as of 1st April 2023 will be £24,500. Interested parties are advised to contact the London Borough of Lambeth regarding the exact rates payable.

### EPC

Upon application

### Quoting Rents

£29,050 per annum.

### Service Charge

£1,580 per annum.

### Further Information

Viewing is strictly by appointment only through sole agents, Levy Real Estate

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