

Units 1 & 2 , Stone Trading Estate, Milkwood Road, Herne Hill, SE24 0JF

Available to Let - Modern Industrial / Warehouse Unit



INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced



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

Units 1 & 2 offer 2,469 sq ft of modern industrial warehousing with a clear internal height of 4.42 m. The units contain recently installed sheet metal roofs alongside well maintained cladding to the exterior elevations. The estate benefits from secure on site car parking facilities and 24 hour access. The units contain all main services and a manual roller shutter door. If required, the units can be split to provide two separate units. Unit 1 measures 1,233 sq ft and Unit 2 measures 1,236 sq ft.

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

Amenities

- One roller shutter per unit
- Concrete flooring
- Secure gated estate
- On site parking
- Forecourt loading
- All main services
- 24x7 Access
- CCTV
- WC facilities

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. August 2023

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



Units 1 & 2 , Stone Trading Estate, Milkwood Road, Herne Hill, SE24 0JF

Available to Let - Modern Industrial / Warehouse Unit

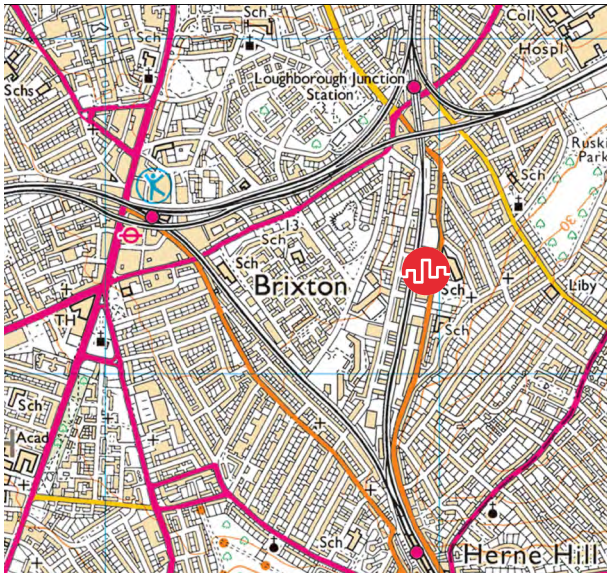


INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

Location Plans

Not to scale, indicative only



Internal Photo



Accommodation (GIA)

Description	sq ft	sq m
Unit 1	1,233	114.55
Unit 2	1,236	114.83
Total	2,469	229.38

Quoting Rents

Rent upon application.

Rates

The rateable value for the property is currently valued at:

Unit 1: £36,250

Unit 2: £36,750

Interested parties are advised to contact the London Borough of Lambeth regarding the exact rates payable.

EPC

A copy of the EPC is available upon request

Further Information

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

Will Edgley

T 020 7747 0120

E will.edgley@levyrealestate.co.uk

Oscar Steward

T 020 7747 0166

E oscar.steward@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. August 2023

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk

