

# LINFORD STREET BUSINESS ESTATE

BATTERSEA SW8 4AB

/// [acting.smug.trips](http://acting.smug.trips)

**AVAILABLE  
NOW**

**TO LET**  
**REFURBISHED**  
**INDUSTRIAL UNITS**  
**1,260-3,740 SQ FT**





# WORK MAKE THRIVE @

## LINFORD STREET

**A popular industrial estate offering newly or recently refurbished high quality industrial accommodation in Battersea.**

All units are accessible via an electric up and over roller shutter and a separate pedestrian door. Units 10 and 11 are newly refurbished, and units 5 and 7 benefit from a mezzanine floor. All units feature LED lighting and level concrete floors, and benefit from WC facilities and 3-phase power. Externally the units have dedicated loading bays.

These units have E(g) and B8 planning, suitable for industrial, storage and distribution use.



**UNIT 10**







# LOCATION

**THE UNITS ARE LOCATED ON LINFORD STREET BUSINESS ESTATE, A SECURE ESTATE ACCESSED VIA STEWARTS ROAD, OFF WANDSWORTH ROAD.**

The area is an established industrial location with a range of occupiers across the subject and neighbouring estates, including traditional industrial uses, trade counters, food production and a brewery.

The estate has excellent public transport links with Wandsworth Road Overground, Battersea Power

Station Underground, Battersea Park Overground and Queenstown Road Overground all in short walking distance. The popular New Covent Garden Market is a 9 minute walk away, and Central London can be accessed in just 21 minutes by car.







SOUTH KENSINGTON

WESTMINSTER

CROMWELL ROAD



LAMBETH BRIDGE

SOUTH KENSINGTON

LAMBETH



SLOANE SQUARE

PIMLICO

VAUXHALL BRIDGE ROAD



PIMLICO

VAUXHALL

CHELSEA

A3204



KENNINGTON

A3220

A308

A3212



VAUXHALL



OVAL

A3220

BATTERSEA PARK



BATTERSEA POWER STATION



NINE ELMS



IMPERIAL WHARF



BATTERSEA PARK

BATTERSEA

BATTERSEA PARK ROAD

QUEENSTOWN ROAD

**THE ARCH CO**  
**LINFORD STREET BUSINESS ESTATE**  
**BATTERSEA, SW8 4AB**



WANDSWORTH ROAD

S LAMBETH ROAD

A3205

A3220

QUEENSTOWN ROAD

A3

A205

BRIXTON ROAD



CLAPHAM JUNCTION

CLAPHAM COMMON



BRIXTON



WANDSWORTH TOWN

A205

A205

A3

CLAPHAM COMMON

A24

# ACCOMMODATION

UNIT	GF SQ FT	TOTAL	RENT PA
10	1,820	1,820	£61,000
11	1,950	1,950	£65,000
13	1,260	1,260	£42,000

- Newly refurbished units providing high quality industrial accommodation in Battersea.
- Access via both an electric roller shutter and a pedestrian entrance to the front of the units.
- Dedicated loading bays to the front of both units allowing for easy transfer of goods in and out.
- Maximum unit heights of 4.26m (Unit 10) and 4.10m (Unit 11).
- Great location with high connectivity to Central London and the City of London in less than 30 minutes by car.
- E(g) and B8 planning, suitable for industrial, storage, and distribution use.

# TRAVEL TIMES

Battersea  
Park Station



6 mins  
(0.3 mile)

Battersea  
Power  
Station



7 mins  
(0.4 mile)

New Covent  
Garden  
Market



9 mins  
(0.5 mile)

Queenstown  
Road Station



11 mins  
(0.6 mile)

South  
Circular



17 mins  
(2.9 miles)

Central  
London

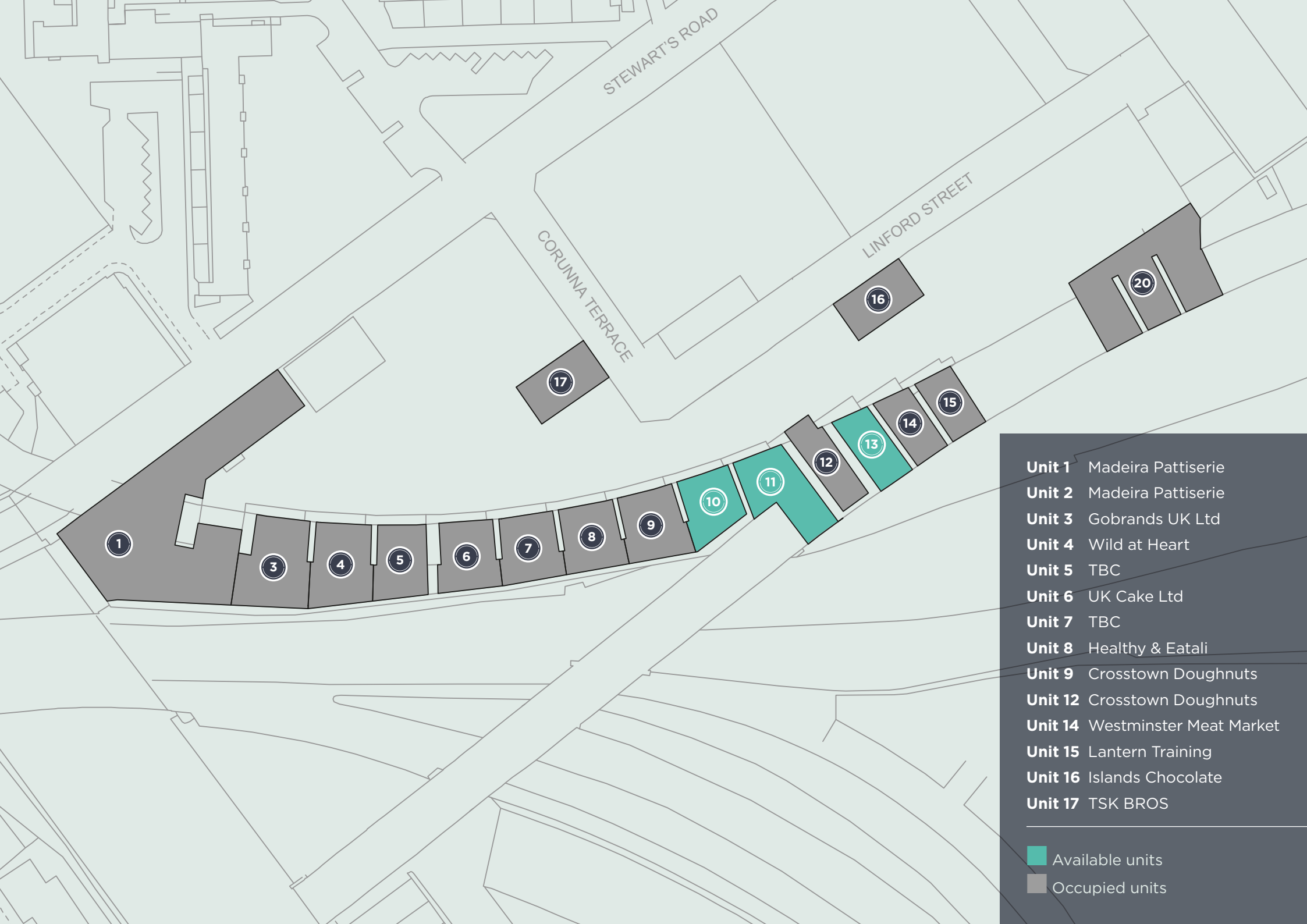


21 mins  
(3.5 miles)



City of  
London



25 mins  
(4.5 miles)



- Unit 1** Madeira Patisserie
- Unit 2** Madeira Patisserie
- Unit 3** Gobrand's UK Ltd
- Unit 4** Wild at Heart
- Unit 5** TBC
- Unit 6** UK Cake Ltd
- Unit 7** TBC
- Unit 8** Healthy & Eatali
- Unit 9** Crosstown Doughnuts
- Unit 12** Crosstown Doughnuts
- Unit 14** Westminster Meat Market
- Unit 15** Lantern Training
- Unit 16** Islands Chocolate
- Unit 17** TSK BROS

 Available units  
 Occupied units



# SPECIFICATION



**Fully**  
refurbished  
units



**24/7**  
access



**Electric**  
roller shutters



**Dedicated**  
loading bays  
with parking  
permits available



**Available**  
now



**3-phase**  
power  
supply



**LED**  
lighting



**WC**  
facilities



**Maximum arch**  
heights of  
4.26m and 4.10m



## COSTS PER ANNUM

	Unit 10	Unit 11	Unit 13
<b>Rent</b>	£61,000	£65,000	£42,000
<b>Service Charge</b>	£2,580	£2,770	£2,100
<b>Insurance</b>	£670	£670	£600
<b>Business Rates</b>	£22,460	£26,370	£15,340

Indicative monthly costs:

Unit 10 **£7,890**

Unit 11 **£7,900**

Unit 13 **£5,000**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

A rating.

## TERMS

A new lease is available by arrangement, further details available from the joint agents.

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agents.

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**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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