

40 Clyston Street, Nine Elms, London, SW8 4TX

Short Term Industrial Unit To Let



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Location

40 Clyston Street is located within a prime industrial area in Nine Elms, Southwest London. This strategic location, just off the A3036 and the A3, offers excellent transport links, ensuring quick and convenient access to major road networks. The property is situated less than 3 miles from the West End, allowing unrivaled access to both the West End and the City in under 30 minutes.

Additionally, the property benefits from excellent public transport links, with Wandsworth Road Overground Station only a 5-minute walk away, providing swift access to the Overground network.

Description

40 Clyston Street presents an exceptionally versatile opportunity, catering to a wide array of business needs. This property features a light industrial warehouse, complemented by a substantial yard. The warehouse is of steel portal frame construction with brick elevations. Key features include two roller shutters, as well as water and electricity supply. Additionally, the property offers a large, secure yard space.

Service Charge

To be confirmed.

Quoting Rent

Price upon application.

Accommodation (GIA)

Description	sq ft	sq m
Light Industrial	3,358	331.9
Yard	12,509	1,162.1
Total	15,687	1,457.3

Rates

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

Further Information

Viewing is strictly by appointment only, through sole agents,

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