



3 Dylan Road, Herne Hill, London, SE24 0HL

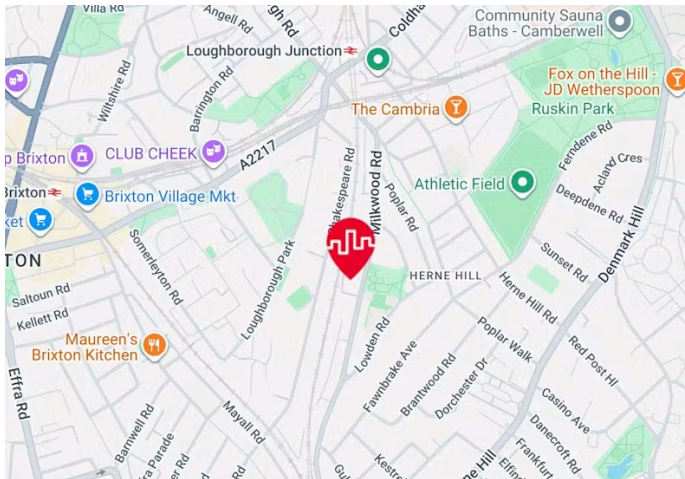
Summary

- Rent: Rent on application

Contact & Viewings



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Key Points

- Eaves 4.33m rising to 5.05m
- Self contained gated site
- 3 Phase Power
- WC's and kitchnettes

Description

The property comprises a steel portal frame warehouse with a private, gated yard. Internally, it offers ground and first floor office space, along with an additional mezzanine level within the warehouse that can be taken out if not required. Loading is provided via 2 electric up-and-over doors, and the unit lends itself to being split into 2 individual units if desired. The property would suit a variety of alternative uses, including Trade Counter use (*subject to planning).



Location

Set within the London Borough of Lambeth, the property occupies a well-connected position in Herne Hill, roughly 5 miles south of Central London and neighbouring Brixton, Camberwell and Dulwich. It stands at the junction of Milkwood Road and Dylan Road, positioned midway between Herne Hill and Loughborough Junction overground stations.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	7,211	669.92	Available
Mezzanine - Warehouse	687	63.82	Available
Ground - Office	642	59.64	Available
1st - Office	646	60.02	Available
Total	9,186	853.40	

