

WAREHOUSE UNIT TO LET

25 Pensbury Place

Battersea

London

Sw8 4TP

2,062 sq. ft.
(191.55 sq. m.)



Refurbished unit ideal for warehouse and last mile logistics uses



LOCATION

The property is located almost directly opposite Wandsworth Road Overground Station and approximately ¼ mile south of Battersea Power Station/Nine Elms, with its major redevelopment including the recent opening of new underground stations at both locations.

The unit is located to the southwest side of Pensbury Place and opposite the recently constructed multi-storey car park adjacent to the new Royal Mail Delivery Office located in Pensbury Street.

DESCRIPTION

The subject property comprises a mid-terraced single storey industrial unit, which has been completely refurbished with a new roof, newly painted floor, LED lights, new electrics, new kitchen and WC and fire and intruder alarm systems.

EPC

Band E (117). Assessed prior to refurbishment.

ACCOMMODATION

GF GIA:	1,911 sq. ft. (177.53 sq. m.)
FF Office:	91 sq. ft. (8.50 sq. m.)
FF Store:	59 sq. ft. (5.52 sq. m.)
TOTAL	2,062 sq. ft. (191.55 sq. m.)

AMENITIES

- New roof
- Newly painted floor
- Three phase electricity supply.
- WC facilities
- Electric roller shutter (4.11m wide by 3.87m high)
- Eaves heights of approximately 4.65m
- Rear access to unit
- Ideal for warehouse and last mile logistics uses

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

WAREHOUSE UNIT TO LET

25 Pensbury Place
Battersea
London
SW8 4TP

Rent: £62,000 per annum exclusive

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

LEASE

A new lease is available on flexible terms.

VAT

To be advised.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2023 List Rateable Value: £17,250
UBR 2023/2024 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable.

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Energy performance certificate (EPC)

25 Pensbury Place
LONDON
SW8 4TP

Energy rating
E

Valid until: 7 November 2028

Certificate number: 9217-3099-0783-0390-8201

Property type

B1 Offices and Workshop businesses

Total floor area

178 square metres

Rules on letting this property

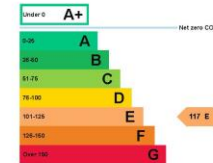
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
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July 2023