



Office/ Studio – To Let

Unit 21-24, Ransome's Dock, 35-37 Parkgate Road, SW11 4NP

Kinleigh Folkard & Hayward



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Location

The subject property is positioned on Parkgate Road in a private development, Ransome's Dock. The site is a short walk from Battersea Bridge providing access to Chelsea, Fulham and South Kensington and Battersea Park.

Nearby occupiers include Bayley & Sage, Vivian Westwood, Foster + Partners, Royal College of Art and the Prince Albert pub.

Description

Units 21-24 Ransome's Dock provides office accommodation over second and rear first floor. The offices are accessible through a private gated car park to the front of the development.

Units 21-23 comprise a large open-plan office with W/C and meeting room to the second floor. To the rear is a staircase leading to a large rear first floor office/ studio.

Unit 24 is currently a self-contained office with office and W/C to the second floor, with a staircase leading to additional office/ studio space to the rear first floor.

Use

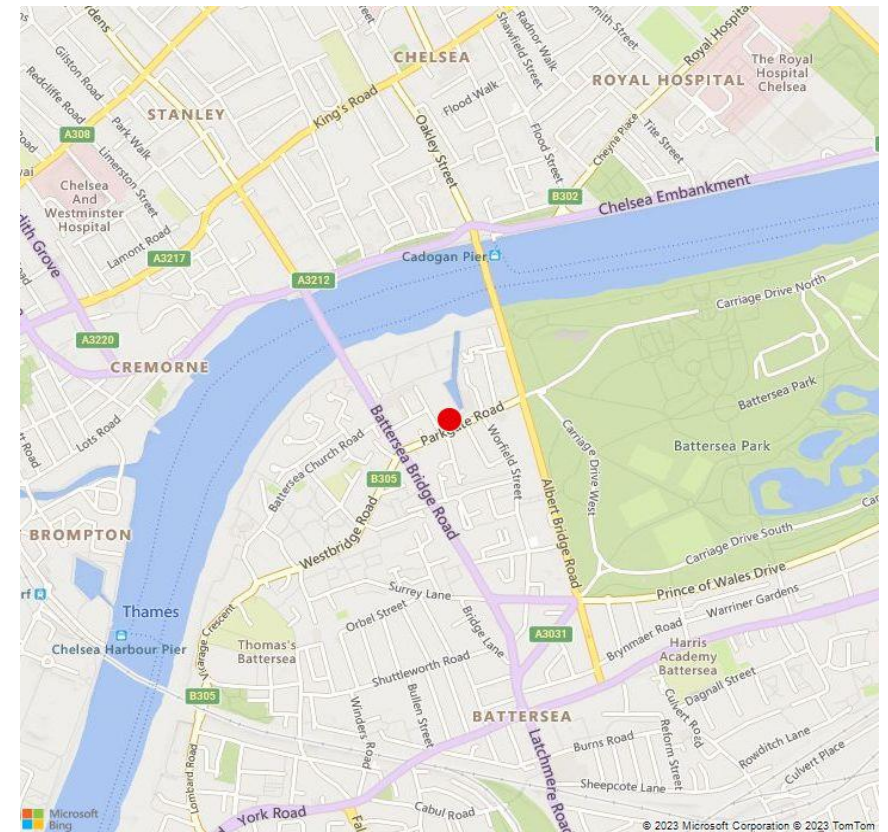
The property was previously occupied as offices/ art studio, we believe this falls under the new Class E, which allows flexibility as office, medical, retail etc.

VAT

We do **not** believe that VAT is applicable.

Business Rates

The 1 April 2023 shows the rateable value for Unit 24 as £23,250 and Units 21-23 as £64,000.



South West and West London

KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



Size

The property provides the following approximate floor areas, interested party's should satisfy themselves with the below NIA measurements:

Section	Sq Ft	Sq M
Second floor	1,830	170
Rear first floor	1,430	133
TOTAL	3,260	303

The property could possibly be split into smaller units, subject to negotiation.

Terms

A new FRI lease for a up to 2 years, to be agreed by negotiation.

Rent

ROA

Viewing

Strictly via sole agents:

Contact:

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