



## Ferrier Street Wandsworth SW18 1SN

SHORT TERM FLEXIBLE LEASES

Area: 2,185 FT<sup>2</sup> (203 M<sup>2</sup>)

Rent: Upon application



LOCATION  
Wandsworth Town



AREA  
2,171 - 2,879 sq.ft.



FRONTAGE  
Prominent



PARKING  
Forecourt



LOADING  
Forecourt



ROLLER DOOR  
Electric



PHASE POWER  
Three phase



ACCESS  
24 hour



## Ferrier Street Wandsworth SW18 1SN

### LOCATION:

Ferrier Industrial Estate is situated in the heart of Wandsworth Town, a dynamic and bustling neighborhood that is both residential and commercial. With its proximity to Wandsworth Town (overground) station, the available industrial units are only a few minutes away, providing excellent transport links to Vauxhall, Waterloo, and Victoria via Clapham Junction. In addition, the estate is well-served by numerous bus routes that run along Old York Road.

Wandsworth Town is a popular location for businesses due to the diverse range of local amenities, including an impressive selection of restaurants and bars, such as Konnigans, Megans, The Alma, and Costa Coffee. There are also many independent coffee shops and retailers to explore, providing ample opportunities for leisurely breaks and shopping excursions. Whether you are looking to relocate your business or simply want to enjoy the lively atmosphere of Wandsworth Town, Ferrier Industrial Estate is an excellent choice.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Warehouse	2,185	203
TOTAL	2,185	203

### DESCRIPTION:

Self-contained ground floor warehouse / industrial space with office / showroom area.

Forecourt area for private parking / loading.

Short term flexible leases for a term to expire June 2024, with rolling breaks thereafter.

### TENURE:

Short term leases until June 2024 and rolling thereafter.

### RENT:

Upon application

### VAT:

Applicable

### SERVICE CHARGE:

Approx. £2.00 per sq. ft.

### RATES PAYABLE:

Estimated at approximately £10.00 per sq. ft.

### EPC:

Coming Soon

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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