

TO LET

£21,297 Plus VAT Per Annum

Unit 4 Parkfield Industrial Estate, Culvert Place, Battersea, London, SW11 5BA



- Workshop / Industrial Unit
- Good Onsite Parking
- GIA - 106.83 sq m (1,150 sq ft)
- Roller Shutter Door
- Excellent Transport Links
- Security Alarm System
- Three Phase Electricity
- Mezzanine Installed

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

01476 930891

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The unit is located on the established and well connected Parkfield Industrial Estate in Battersea. The site offers easy access to the A3, A24 and South Circular (A205) with Fulham approximately 3 miles north west, Chelsea 2 miles north and Central London 4 miles north. The wider area is of mixed use comprising a variety of residential, shops, commercial units, restaurants and professional services.

There are excellent bus and rail links with Clapham Junction Station within walking distance.

## DESCRIPTION

The unit is of steel portal frame construction with part brick walls and insulated steel cladding under a pitched roof. The accommodation comprises an open plan workshop / storage area with W.C. There is a mezzanine installed and the unit benefits from the following;

- Two parking spaces
- Durable concrete flooring throughout
- Security alarm
- Roller shutter door
- Three phase electricity

## ACCOMMODATION

We have been informed the gross internal floor area is as follows;

Ground Floor - 56.85 sq m (612 sq ft)

Mezzanine - 49.89 sq m (538 sq ft)

TOTAL GIA - 106.83 sq m (1,150 sq ft)

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £15,750

Interested parties should make their own enquiries as to the amount of rates payable.

## SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## TERMS

The unit is available TO LET by way of lease assignment at a passing rent of £21,297 Plus VAT per annum. The contract is a full repairing and insuring lease expiring on 16th May 2028, please contact the agent for a copy of the contract.

## EPC

Energy Rating : E

## VAT

We understand that VAT will be charged on the rent.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

For an appointment to view or further information please contact;

Commercial List

e: [enquiries@commercialist.co.uk](mailto:enquiries@commercialist.co.uk) t: 01476 930891

## AGENTS NOTE

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.