

STORAGE AND YARD TO LET
1 PENSURY STREET
BATTERSEA
LONDON
SW8 4TL



Storage 1,070 sq. ft. (99.43 sq. m.)
Plus
Yard 3,368 sq. ft. (312.90 sq. m.)



LOCATION

The property is situated on Pensbury Street, located off Wandsworth Road (A3036), a thoroughfare connecting Clapham Junction to Vauxhall. A number of bridges including Chelsea Bridge and Albert Bridge are located to the north, provided excellent transport links into London's West End.

Wandsworth Road (BR) station is close by and further railway stations and local transport links are within the immediate area. Clapham Junction station is a short bus ride away.

DESCRIPTION

Two buildings of traditional construction which can be used for storage or warehouse use, together with a secure yard. Access is via electric powered gates.

The premises would suit a variety of uses, subject to any necessary consents required.

ACCOMODATION

GF Stores: 1,070 sq. ft. (99.43 sq. m.)
Total GIA: 1,070 sq. ft. (99.43 sq. m.)

Secure Yard: 3,368 sq. ft. (312.90 sq. m.)

TENURE

A new full repairing and insuring lease on terms to be agreed.

VAT

VAT may be applicable.

RENT

£50,000 per annum exclusive.

RATES

RV £9,300

The 2020/21 UBR is 49.9p in the £.

Small Business Rates Relief may be available. Interested parties are recommended to make their own enquiries with Lambeth Council.

EPC

Available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment via sole agents:-

**andrew scott robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
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Contact: James Rutter / Stewart Rolfe
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