



Golden Arrow House Queenstown Road Battersea SW8 3NP

OFFICE / STORAGE / LIGHT INDUSTRIAL UNIT

Area: 5,544 FT² (515 M²)

Initial Rent: £68,500 PA



LOCATION
Battersea



TRAIN
Queenstown Road



PARKING
Forecourt



AVAILABILITY
Immediately



3 PHASE POWER
On-site



USE CONSENT
B1 / B8 consent



AREA
5,544 sq.ft.



ACCESS
24 hour access





Golden Arrow House Queenstown Road Battersea SW8 3NP

LOCATION:

Golden Arrow House is located on Queenstown Road, within the London Borough of Wandsworth.

The available commercial premises is well connected with public transport. Queenstown Road railway station (National Rail) is within walking distance and provides direct access to London Waterloo and Clapham Junction. Battersea Park station is within a short walk from the unit.

Numerous buses pass along Queenstown Road offering easy access to the West End and South London.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
2 Golden Arrow House	5,544	515

DESCRIPTION:

2 Golden Arrow House situated on Queenstown Road in Battersea comprises three arches extending to a total area of approximately 5,544 sq.ft.

The available commercial property is fully lined and suitable for office space (ground floor and mezzanine) plus ancillary storage.

Available for immediate occupation.

Variation of uses considered.

TENURE:

Available on The Arch Co's standard Tenancy Agreement. All agreements will be granted outside sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VAT:

Applicable

SERVICE CHARGE:

N/A

RATES PAYABLE:

£21,600 pa.

EPC:

Available upon request

LEGAL COSTS:

Subject to agreement type. Standard Tenancies; tenant to contribute £395.00 + VAT towards the documentation and

administration. Enhanced
Tenancies; £795.00 + VAT.
Plus £350.00 + VAT for a
standard licence to alter if
required.



CONTACT:

Andrew Cordery

0207 801 9021

andrew.cordery@houstonlawrence.co.uk

George Rowling

0207 801 9027

george.rowling@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476

10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050

11 Alexandra Road
SW19 7JZ

MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.