



Ellis House 118 - 120, Garratt Lane Wandsworth SW18 4DJ

GROUND FLOOR WAREHOUSE UNITS WITH
LOADING | AVAILABLE NOW

Area: 7,879 FT² (732 M²)

Initial Rent: £107,154 PA



LOCATION
Wandsworth



AVAILABILITY
Immediately



PARKING
Forecourt



USE CONSENT
Industrial



ACCESS
24 hour



LOADING
Forecourt



3 PHASE POWER
On-site



CEILING HEIGHT
12' (3.66m)





Ellis House 118 - 120, Garratt Lane Wandsworth SW18 4DJ

LOCATION:

Ellis House is situated off Garratt Lane in Wandsworth, 0.4 miles south of the A3 and south circular and within easy reach of Wandsworth, Wimbledon and Putney.

Ideally located between Wandsworth and Earlsfield, the area benefits from excellent local amenities including; coffee shops and a number of gastro pubs and restaurants along with Southside Shopping centre.

Wandsworth Town station and Earlsfield stations are both within a short walk from the industrial units and offer direct access towards Clapham Junction and London Waterloo.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Warehouse	7,879	732

DESCRIPTION:

Three industrial / warehouse units with loading facilities ranging in size from 2,340 - 14,719 sq.ft. NB The south and rear units combine to prove a unit of 12,379 sq ft.

The maximum ceiling height is circa 12' (3.66 m).

The units are currently held on three separate FRI leases expiring September 2023.

TENURE:

The units are each held on separate FRI leases expiring September 2023.

New terms may be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

£4.00 per sq.ft payable (2020-2021)

EPC:

Available upon request

LEGAL COSTS:

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