



Cranleigh Mews Arches Cranleigh Mews Battersea SW11 2QL

LIGHT INDUSTRIAL / STORAGE / OFFICE UNIT

Area: 1,050 FT² (98 M²)

Initial Rent: £30,000 PA



LOCATION
Battersea



AVAILABILITY
Immediately



TRAIN
Clapham Junction



BUS
Excellent links



AREA
1,050 sq.ft.



FRONTAGE
Prominent



RENT
£30,000 pa.



USE CONSENT
Class E



ACCESS
24 hour



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LOCATION:

Cranleigh Mews is a private road located to the South of Battersea Park Road (A3205) in a small estate of just fourteen arches.

Clapham Junction Station is within a short walk and offers direct services towards London Victoria and Waterloo.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	1,050	98

DESCRIPTION:

Unit 1, Cranleigh Mews extends to a total area of approximately 1,000 sq.ft. and is available for immediate occupation.

The commercial space is ideal for existing businesses seeking light industrial / storage space in Battersea.

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. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

TENURE:

As per above.

VAT:

Applicable

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Estimated at approx.
£7,000 pa.

EPC:

Available upon request

LEGAL COSTS:

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



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