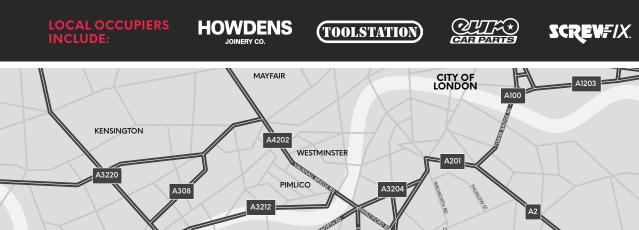
ELLERSLIE SQUARE

LONDON WAREHOUSE BRIXTON - SW2 5DZ

INDUSTRIAL / WAREHOUSE UNIT 18,574 SQ FT (1,725 SQ M) – TO LET



A3036

A3126

OCKWELL

CLAPHAM

A3

A203

BRIXTON

BRIXTON

INDUSTRIAL / WAREHOUSE UNIT WITH GROUND AND FIRST FLOOR OFFICES

A3220

A3205

BATTERSEA

FULHAM

ONLY 5 MILES FROM CENTRAL LONDON

The unit is accessed directly off Lyham Road which links to Kings Avenue (B221) providing direct access to the south circular (A205) and Clapham Park Road (A2217). The A2217 in turn links directly to the A23 to the east and A3 to the west. The unit's location provides easy access to the West End and the City, with Clapham North (Northern Line) and Brixton (Victoria Line) underground stations located within 0.25 miles and 0.5 miles respectively.



FURTHER INFORMATION For further information or to arrange a viewing please contact the agents below:

DESCRIPTION

CAMBERWELL

The property comprises a refurbished industrial warehouse unit of steel frame construction, with offices split over the ground and first floor. Specification includes:



PECKHAM



UNIT 13 ELLERSLIE

SOUARE



LYHAM ROAD BRIXTON

SW2 5DZ

Fulham

CANARY WHARF

SURFACE LEVEL CAR LOADING PARKING DOORS

GROUND AND FIRST FLOOR OFFICES

LOADING AREA

UNIT 13	SQ FT	SQ M
WAREHOUSE	14,806	1,375
GROUND AND 1ST FLOOR OFFICES	3,768	350
TOTAL AREA	18,574	1,725

6.5M

EAVES

HEIGHT

EPC RATING: D85





TERMS

The unit is to be let on a new full repairing and insuring lease for a term to be agreed.



ROBERT BRADLEY-SMITH 07469 854799 robert.bradley-smith@altusgroup.com

NATHALIE GEORGE 07976 681953 nathalie.george@altusgroup.com



EDWARD THOMASON 07818 065276

GERRY CONNOLLY 07557 114583

Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. All units are offered subject to contract and availability. October 2018.

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