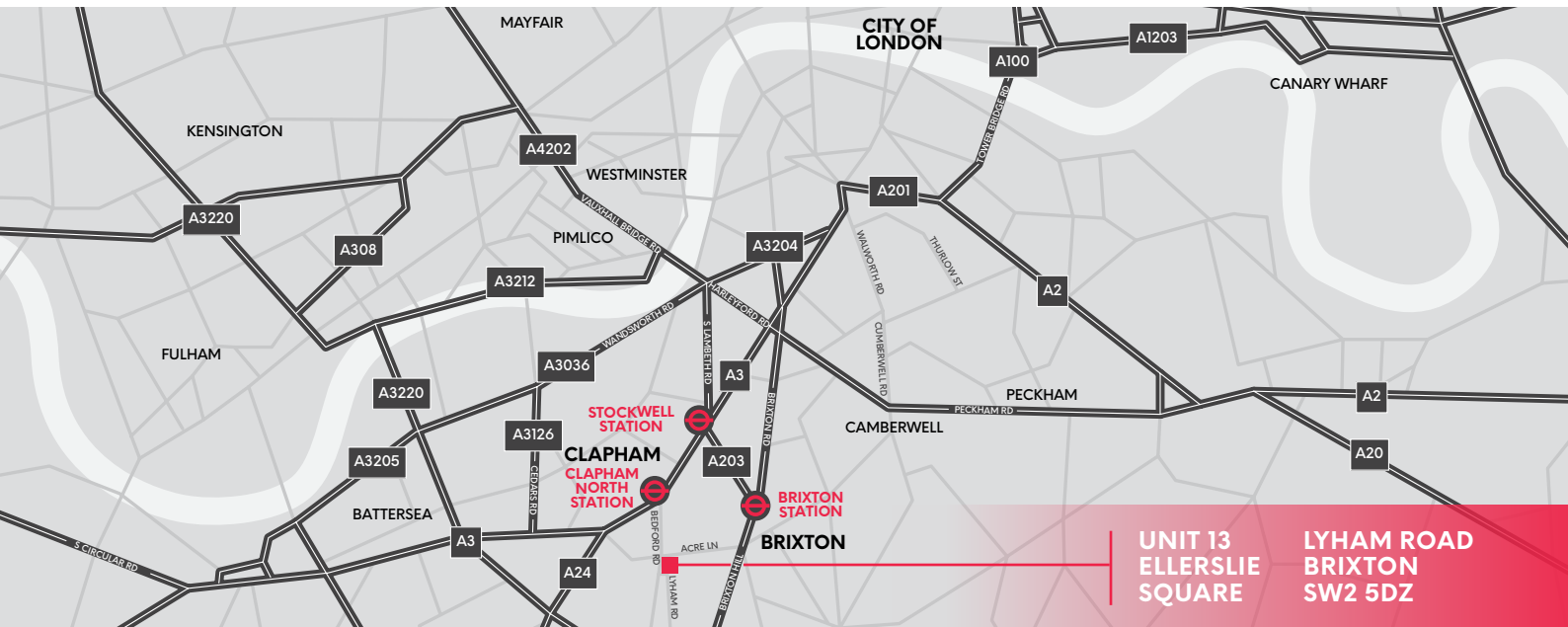




INDUSTRIAL / WAREHOUSE UNIT

18,574 SQ FT
(1,725 SQ M) – TO LET



**UNIT 13
ELLERSLIE
SQUARE
LYHAM ROAD
BRIXTON
SW2 5DZ**

INDUSTRIAL / WAREHOUSE UNIT WITH GROUND AND FIRST FLOOR OFFICES

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.

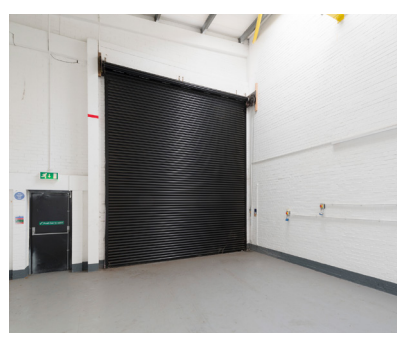
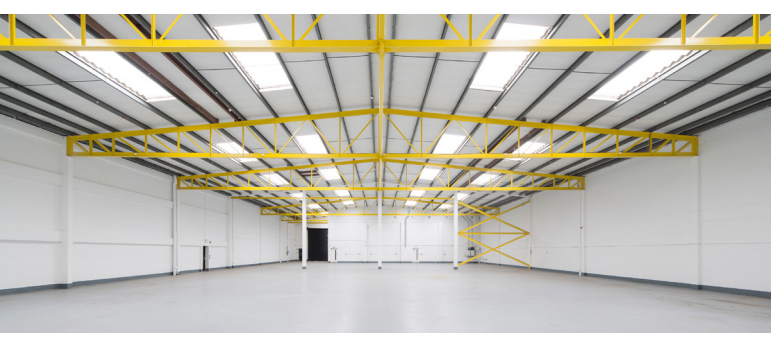
DESCRIPTION

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

- 
**CAR
PARKING**
- 
**SURFACE LEVEL
LOADING
DOORS**
- 
**6.5M
EAVES
HEIGHT**
- 
**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

EPC RATING: D85



FURTHER INFORMATION

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

TERMS

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

Altus Group
01737 243328
www.altusgroup.com

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

NATHALIE GEORGE
07976 681953
nathalie.george@altusgroup.com

COGENT
REAL ESTATE
0203 369 4000

EDWARD THOMASON
07818 065276
et@cogentre.co.uk

GERRY CONNOLLY
07557 114583
gc@cogentre.co.uk