

# WAREHOUSE/INDUSTRIAL UNIT: TO LET

**UNIT 9 ELLERSLIE SQUARE INDUSTRIAL ESTATE,  
LYNHAM ROAD, BRIXTON,  
SW2 5DZ**

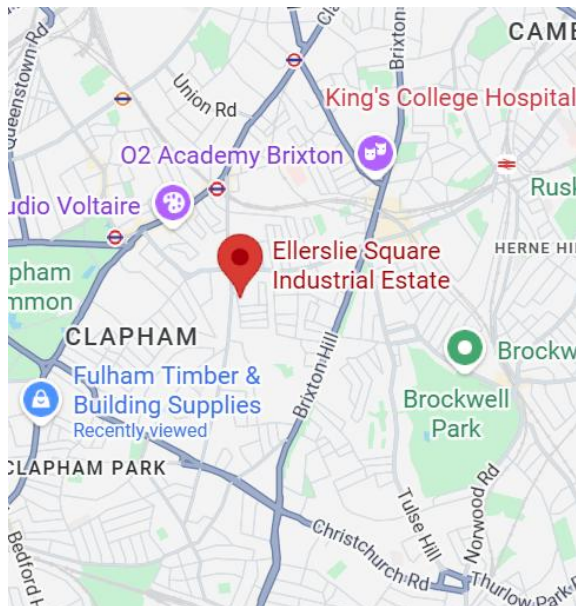


**Available to let**  
**13,710 SQ FT (1273 SQM)**

**12-14 Denman Street, London W1D 7HJ**  
**T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)**

## LOCATION

The scheme 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 end of terrace unit is of portal frame construction with brickwork to the external elevations.

The unit benefits from a generous loading yard serviced by a ground level roller shutter door and car parking spaces. There are no hours of use restrictions on the unit.

Internally the warehouse has an eaves height of 6.81m. WC's are situated on the ground floor with kitchenette and trade counter/undercroft area. The first floor has a open plan office around the staircase. The unit will undergo a refurbishment programme.

## TERMS

The unit will be available by way of a new lease direct from the landlord.

## ACCOMMODATION

|                       | SQ M         | SQ FT         |
|-----------------------|--------------|---------------|
| Warehouse & Reception | 1,139        | 12,262        |
| First floor office    | 134.50       | 1,448         |
| <b>TOTAL</b>          | <b>1,273</b> | <b>13,710</b> |

## AMENITIES INCLUDE

- 6.81m to eaves
- Generous loading apron and parking
- No hours of use restrictions
- 3 phase power
- Ground and first floor offices
- Unit to be refurbished

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

## BUSINESS RATES

Interested parties are invited to enquire with the London Borough of Lambeth.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## VIEWING

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