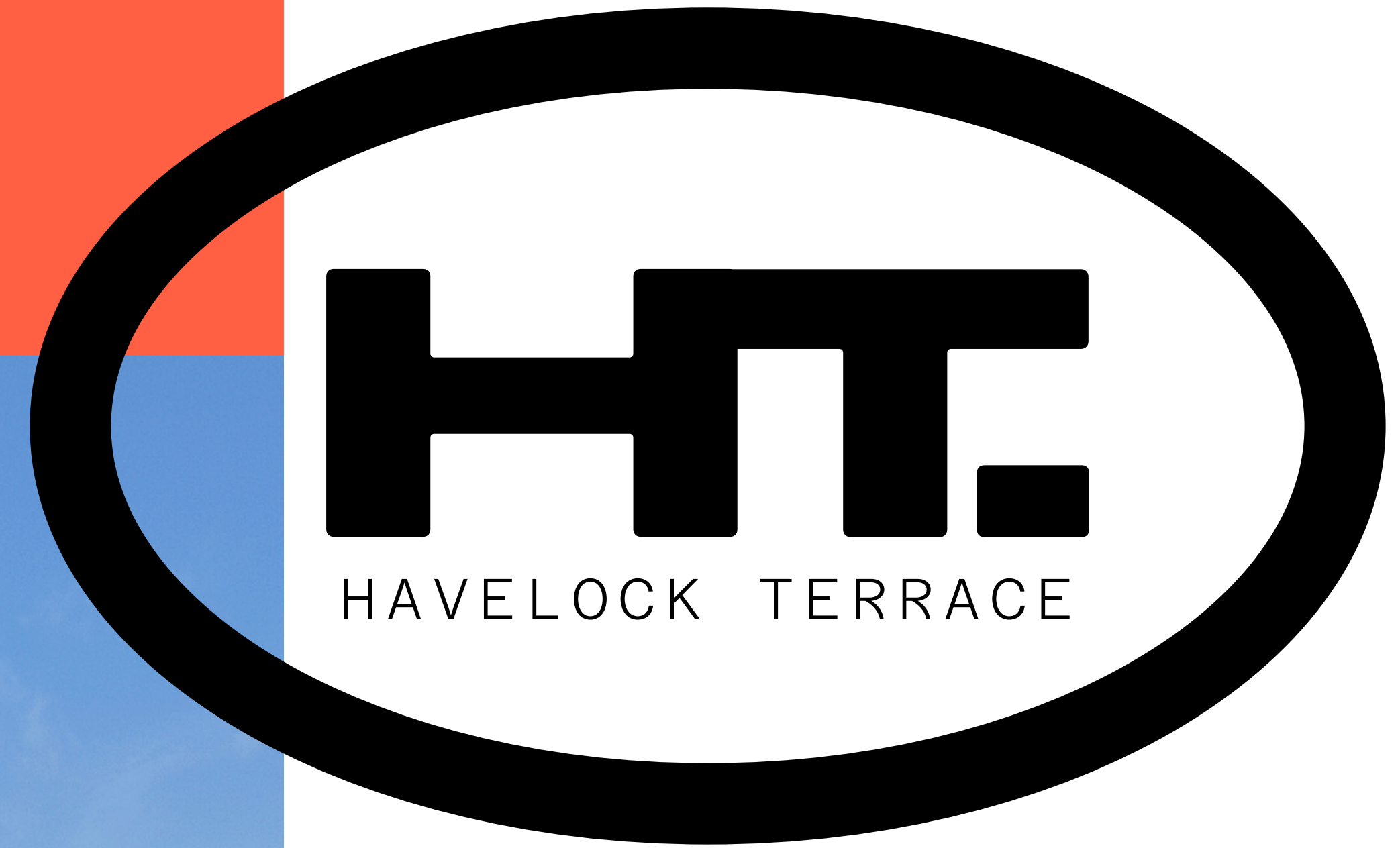


SW LONDON, ZONE 1
ULTRA-URBAN
LOGISTICS FACILITY

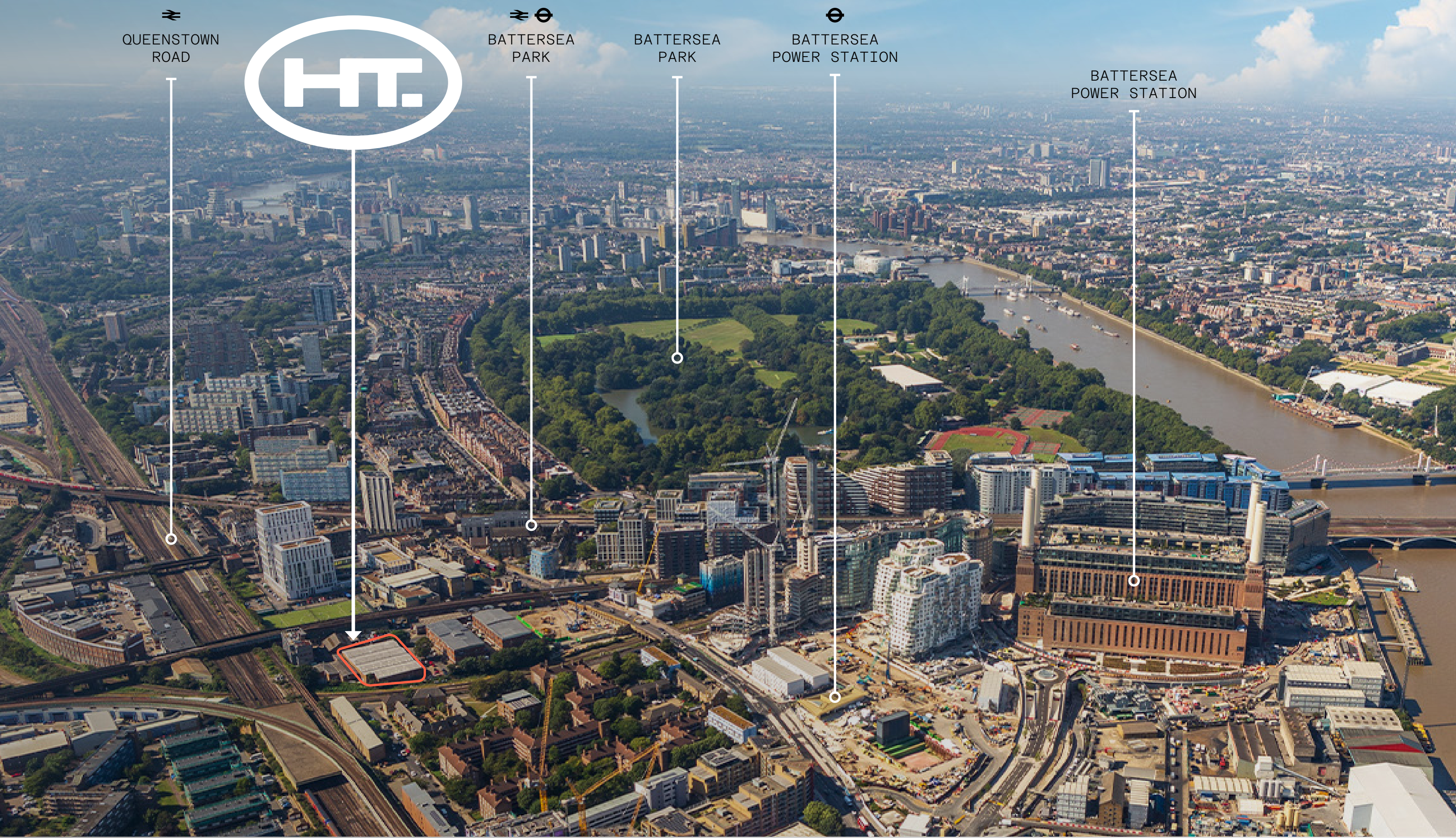


FOUR MODERN UNITS
5,085-21,679 SQ FT
AVAILABLE NOW.

HAVELOCK TERRACE
INDUSTRIAL ESTATE
BATTERSEA, SW8 4AH

Price on Application.

FORWARD-THINKING **URBAN** INDUSTRIAL UNITS TO LET.



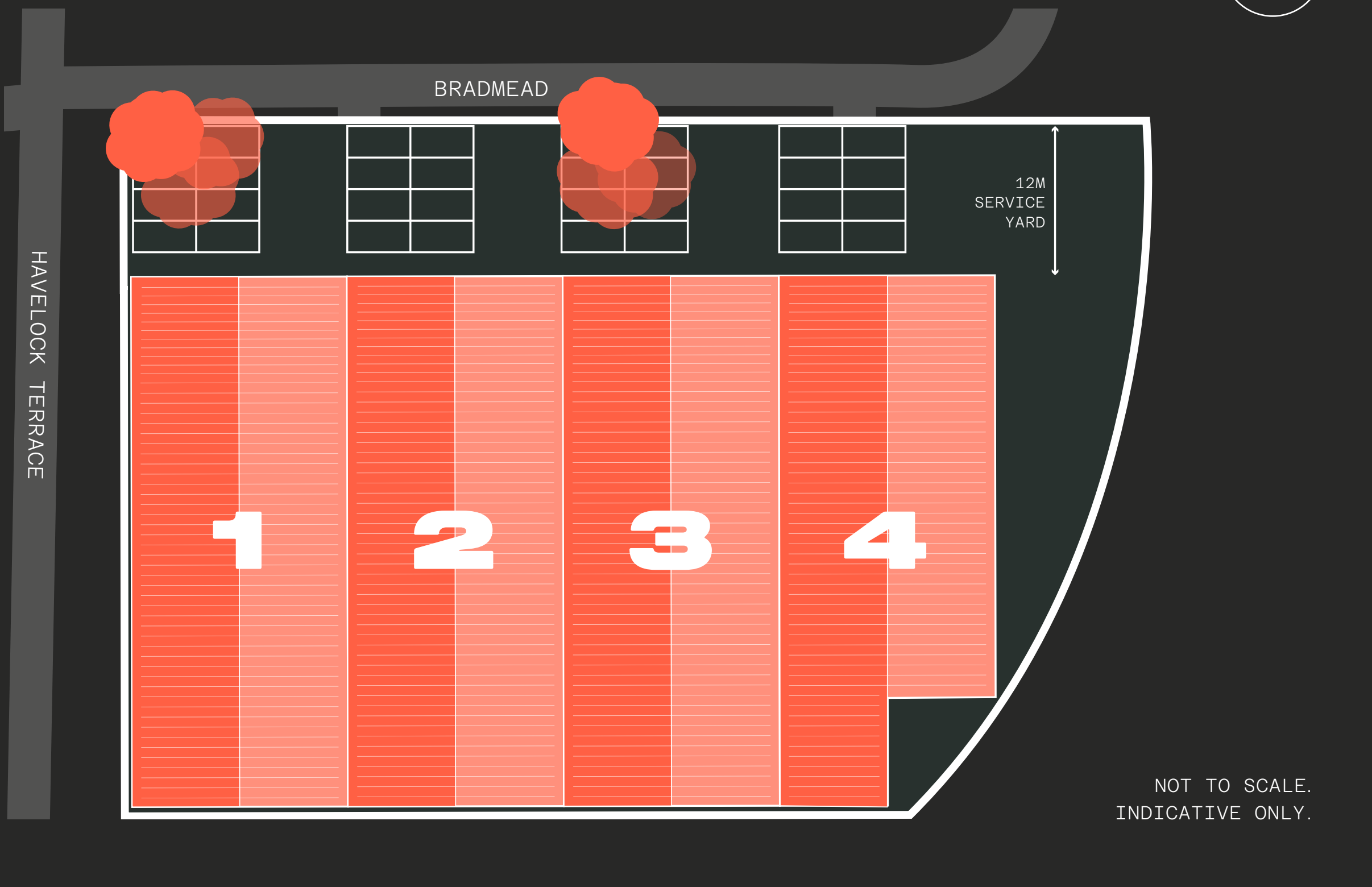
Havelock Terrace is a well located industrial estate in the heart of Battersea, a vibrant and evolving district in London, with a mix of historical landmarks, green spaces, redeveloped residential areas and urban developments.

It neighbours the iconic Battersea Power Station, a mixed-use development, which is now recognised as one of Europe's largest retail hubs.





**REFURBISHED
UNITS WITH
SPACIOUS FIRST
FLOOR OFFICES**



UP TO 21,679 SQ FT. FULLY REFURBISHED, 4 LOADING DOORS, FIRST FLOOR OFFICES, 5.5M EAVES HEIGHT, CONCRETE FLOORING.

The four unit estate is refurbished with first floor offices to the front of the units. The ground floor accommodation is accessed via a single level access, electric roller shutter as well pedestrian entrances that front onto forecourt parking and loading areas.

The units can be taken as a whole or can be split to accommodate sizes of circa 5,500 sq ft units.



12M YARD DEPTH SCOPE FOR SECURE YARD FULL HEIGHT ROLLER SHUTTER FULL INTERNAL REFURBISHMENT DEDICATED PARKING & YARD GAS

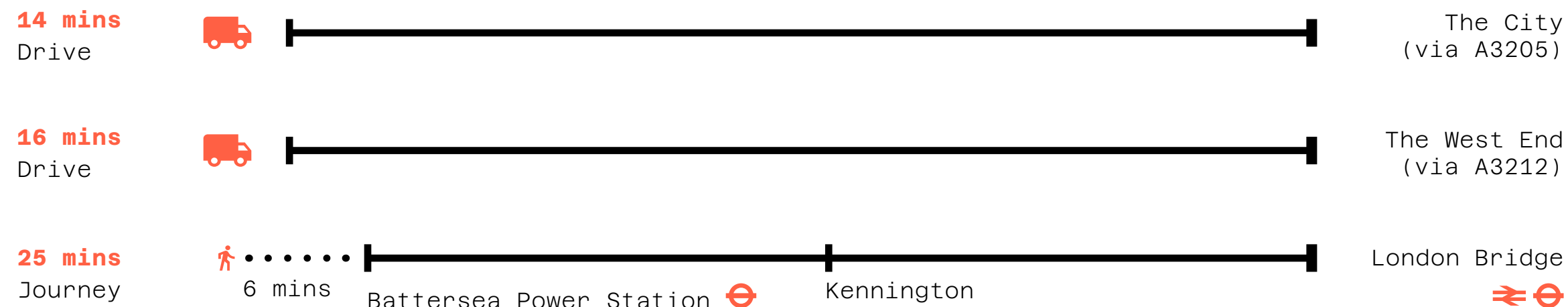
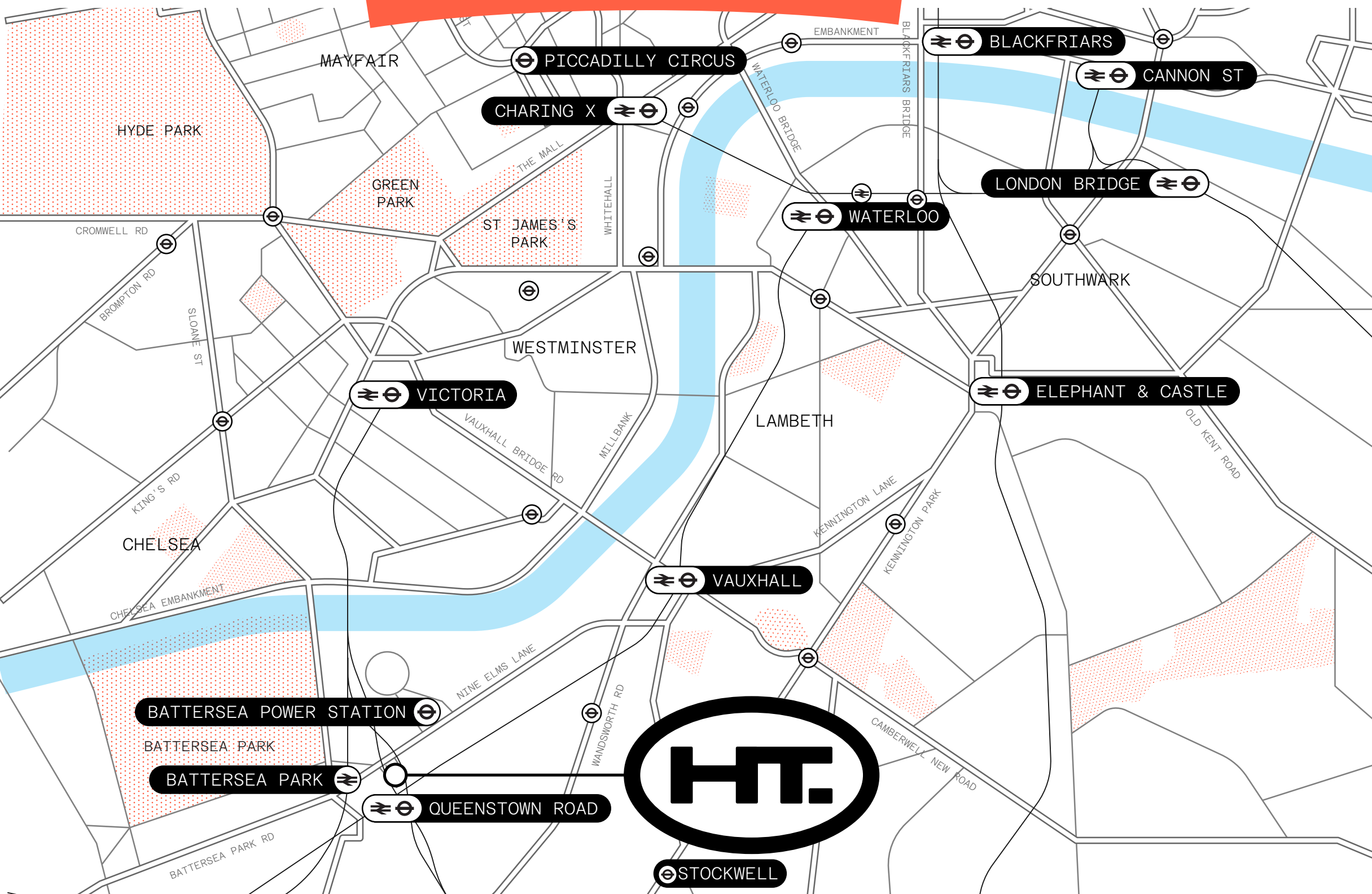


MINIMUM 5.5M EAVES HEIGHTS BRAND NEW ROOFING LED LIGHTING 3 PHASE POWER EPC RATING B WELFARE FACILITIES

UNIT	SQ FT	SQ M
UNIT 1	5,519	512.8
UNIT 2	5,454	506.7
UNIT 3	5,422	503.8
UNIT 4	5,085	472.4
TOTAL	21,679	2,022.4



2 MILES TO THE WEST END / 4 MILES TO THE CITY.



LOCAL DEMOGRAPHICS

33YRS

The average age in SW8 is 33 years, highlighting the growth of a young consumer population.

73.7%

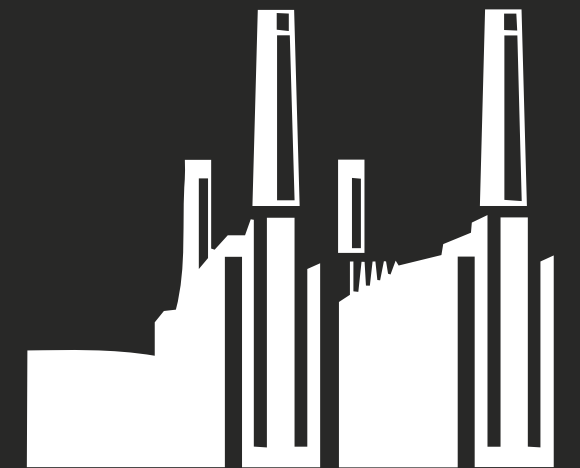
Almost 3 in 4 (73.7%) residents over the age of 16 are economically active in the borough.

£42.9M

The retail offering at power station will increase annual local expenditure in Wandsworth borough by around £42.9m.

FIVE MILLION

Battersea Power Station has recorded a footfall of over 5 million since it first opened in October 2022.



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