

# 8-10 Ingate Place, Battersea, SW8 3NS



Available to Let - Industrial/Warehouse Unit To be Refurbished

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## Location

8-10 Ingate Place is situated in a prominent position close to the junction of Queenstown Road and Battersea Park Road. The property benefits from unrivalled connectivity, with both Queenstown Road (South-Western Rail) and Battersea Park (Southern Rail) stations being a short walk away, which provide direct access to London Waterloo, London Victoria, and Clapham Junction railway stations. Battersea Power Station London underground station, which is service by the Northern Line, is a 10-minute walk from the Ingate Place. Numerous bus routes service Ingate Place, which offer prospective tenants' easy access to the West End and the local conurbations of South-West London.

## Description

Located in Battersea, 8-10 Ingate Place consists of 11,386 square feet of self-contained warehousing and ancillary office accommodation across two separate units which can be leased individually or combined. The asset benefits from one level access roller shutter alongside a single concertina door both of which provide access into the warehouse which benefits from 5m eaves height. The warehouse is currently undergoing refurbishment works with exact information regarding the works provided upon request.

## Public Transport Connectivity

Queenstown Road	0.1 km
Battersea Park	0.3 km
Wandsworth Road	0.7 km
Battersea Power Station	0.9 km
Clapham Common	1.5 km
Stockwell	1.6 km

## Amenities

- Average internal eaves height of 4.9m.
- 3 Phase Power w/200 Amp Per Phase
- New electric roller shutter doors 4.29m high x 4.74m wide
- New LED lighting
- CCTV system
- Forecourt Parking
- Welfare Facilities
- Ancillary Office Accommodation
- 24/7 Access
- 18 electric bike charging points in situ in unit 8.

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### EPC

A copy of the EPC is available upon request.

### Accommodation (GIA)

Description	sq ft	sq m
Unit 8	5,997	557
Unit 10	5,435	505
<b>Total</b>	<b>11,723</b>	<b>1,089</b>

### Quoting Rent

Upon Application.

### Terms

The property is available by way of a new FRI lease for a term to be agreed.

### Business Rates

The property is currently assessed as warehouse and premises with a rateable value of £198,348.18. Interested parties are advised to contact the London Borough of Wandsworth regarding exact rates payable.

### Further Information

Viewing is strictly through sole agents Levy Real Estate:

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### Location Plans

Not to scale, indicative only



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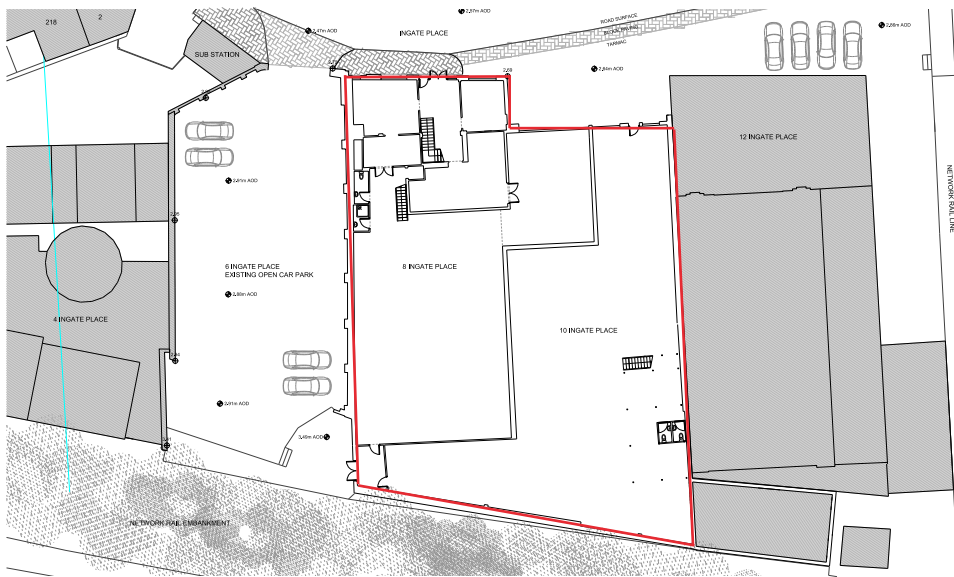
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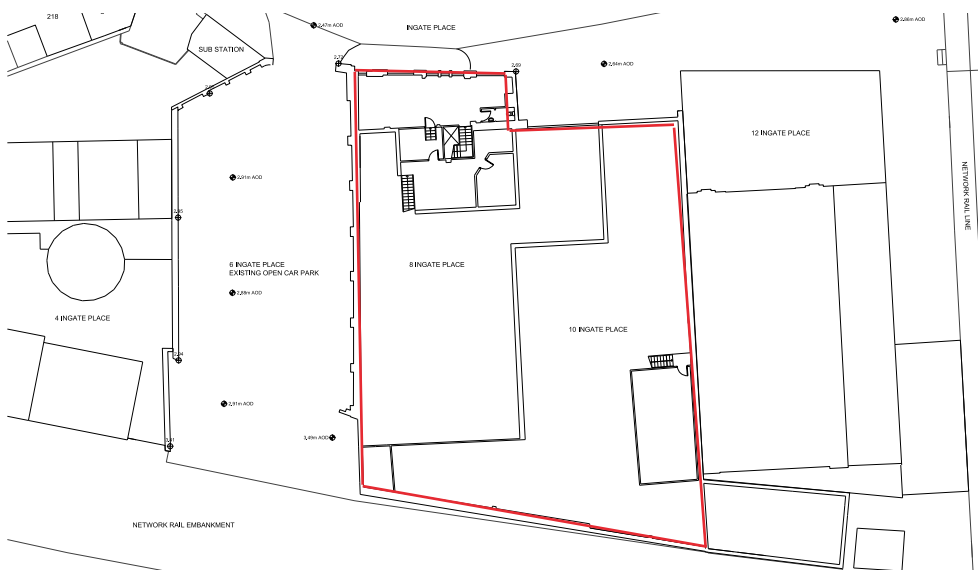
### Floor Plans

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#### Ground Floor



#### First Floor



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