

# Unit 28 Jaggard Way, Balham, London SW12 8SG



Available to Let – Fully Refurbished Industrial Unit – 1,235 Sq.Ft.

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## Location

The refurbished unit is located on Jaggard Way Industrial Estate, just 6 miles from Central London, which is adjacent to Wandsworth Common Station. The units are situated immediately off Nightingale Lane and a few minutes from the A24. The estate has direct access from Wandsworth Common Railway Station providing links to London Victoria and the rest of the rail network.

## Description

The subject unit is of brick construction with a metal cladding and a profile metal clad roof. The refurbished unit will shortly possess new roller shutter doors, windows, and pedestrian entrances. The unit will have been resprayed and thoroughly deep cleaned. Internally the unit possess cleared roof lights, and a newly painted warehouse floor which is of concrete construction. Lighting will be provided by translucent light panels and suspended light fittings. Access to the main warehouse area is provided by the full height roller shutter.

Externally, the unit is provided with up to three forecourt spaces.

## Amenities

- New 4m roller shutter access
- 4.25m floor to ceiling height
- Roof lighting
- New signage
- New windows
- Pedestrian access
- 3 allocated car parking spaces
- WC facilities
- 24/7 access

## Connectivity

Wandsworth Common	0.1 Miles
Balham	0.45 Miles
Clapham South	0.75 Miles
Tooting Bec	0.8 Miles
Earlsfield	1.1 Miles
Clapham Common	1.5 Miles

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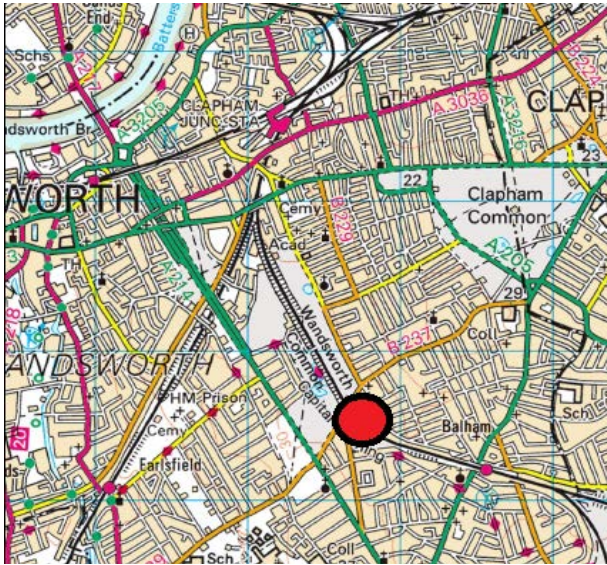
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## Location Plans

Not to scale, indicative only



## Estate Image



## Accommodation (GIA)

Description	sq ft	sq m
Unit 28	1,235	116.13
<b>Total</b>	<b>1,235</b>	<b>116.13</b>

## Terms

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

## Rates

The property is currently assessed as workshop & premises with a rateable value of £28,750.

Interested parties are advised to contact the London Borough of Wandsworth regarding exact rates payable.

## EPC

The EPC is available upon request.

## Further Information

Viewing is strictly by appointment only:

### Levy Real Estate:

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