

64 QUEENS CIRCUS

LONDON SW8 4NE

/// traps.ranges.bricks

TO LET
COMMERCIAL UNIT
WITH COVERED
LOADING BAY / PARKING



SPACE TO THRIVE @

64 QUEENS CIRCUS

A recently refurbished commercial unit in a prime location on Queen's Circus roundabout.

The unit benefits from dual access via an electric roller shutter and a fully glazed frontage.

The unit is fully lined, and benefits from a WC and kitchenette, 3-phase power, level concrete slab flooring, and fluorescent strip lighting.

This unit has E and B8 planning, suitable for light industrial, office, gym, retail, leisure and storage uses.

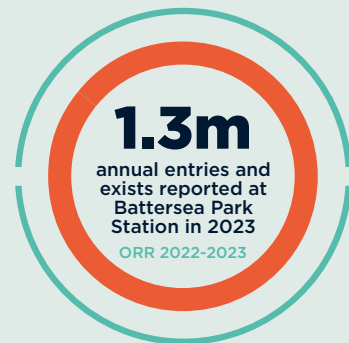


LOCATION

QUEENS CIRCUS IS IMMEDIATELY EAST OF QUEENSTOWN ROAD AND NORTH OF BATTERSEA PARK TRAIN STATION.

The New Covent Garden Market is nearby, just 6 minutes' drive from the property. The A3216 provides direct vehicular links to Central London, located a 15 minutes' drive away.

The surrounding area is largely residential, and neighbouring units are occupied by a variety of light industrial businesses, including gyms, design studios, show homes and wholesalers.



TRAVEL TIMES

Battersea
Park



1 mins

Battersea
Park
Station



5 mins

Battersea
Power
Station



10 mins

Chelsea
Bridge



11 mins





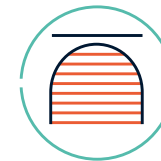
ACCOMMODATION

UNIT	SQ FT	RENT PA
64	3,250	£84,480
PARKING / LOADING AREA	700	

SPECIFICATION



3-phase
power



Electric
security
shutters



Rear
access



WC
facilities



Through
arch with
dual access



Covered
loading bay /
parking space



Glazed
frontage

COSTS PER ANNUM

Unit	Rent	Business Rates	Insurance	Service Charge
64	£84,480	£24,000	£1,080	£1,000

Indicative total monthly costs: **£7,130**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Longer lease terms are available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued January 2025.



THEARCHCO.COM