



475-479
HINTON ROAD

LOUGHBOROUGH JUNCTION, LONDON SE24 0HJ /// amber.ends.lazy

TO LET
5,650 SQ FT
COMMERCIAL UNIT
WITH A 1,200 SQ FT
PRIVATE YARD.

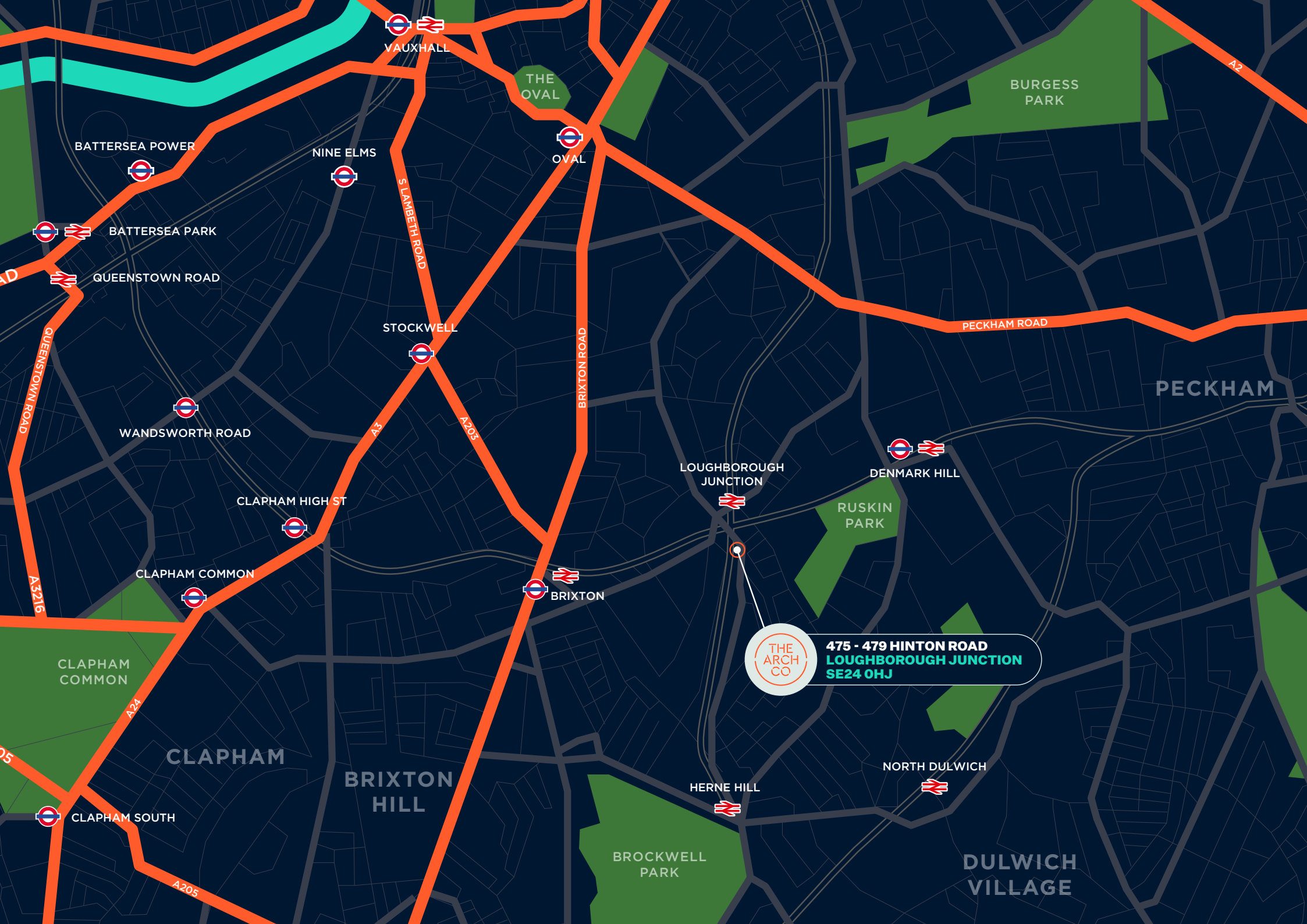
SPACE TO THRIVE @

475-479
HINTON ROAD

A NEWLY REFURBISHED
INDUSTRIAL UNIT IN
LOUGHBOROUGH JUNCTION
AVAILABLE TO LET.

The unit comprises two full arches leading into a roofed area to the rear, which connects two additional half arches. The unit is fully lined, and features an electric roller shutter door accessible via the 1,200 sq ft private yard.

The unit features 3-phase power, WC, LED strip lighting, and allocated water/waste supply. The unit is suitable for warehousing, light industrial, and storage use.



VAUXHALL

THE OVAL

OVAL

NINE ELMS

BATTERSEA POWER

BATTERSEA PARK

QUEENSTOWN ROAD

STOCKWELL

WANDSWORTH ROAD

CLAPHAM HIGH ST

CLAPHAM COMMON

CLAPHAM COMMON

CLAPHAM

CLAPHAM SOUTH

BRIXTON HILL

BRIXTON

LOUGHBOROUGH JUNCTION

DENMARK HILL

RUSKIN PARK

HERNE HILL

BROCKWELL PARK

NORTH DULWICH

DULWICH VILLAGE

BURGESS PARK

PECKHAM

PECKHAM ROAD

THE ARCH CO

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LOUGHBOROUGH JUNCTION
SE24 0HJ

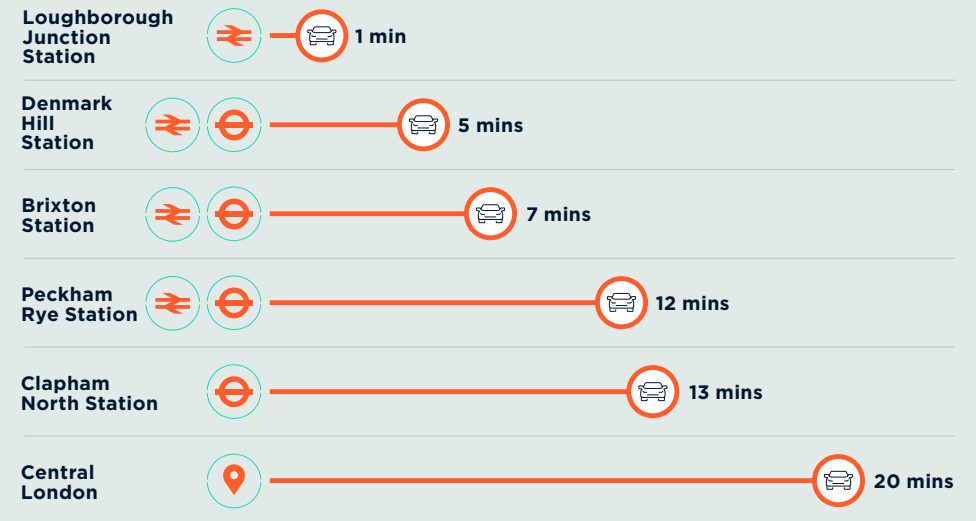
LOCATION

THE UNIT IS WELL LOCATED TO BENEFIT FROM MAJOR TRANSPORT LINKS ACROSS LONDON.

Hinton Road is a well-located street, leading on to Coldharbour Lane which provides a direct route to the centre of Brixton in less than 10 minutes. Further road networks provide direct routes into Camberwell, Peckham and Kennington.

Loughborough Junction Station is a 2-minute walk away and provides access to rail services directly to London Blackfriars in less than 10 minutes. Denmark Hill is a 5-minute drive from the unit, with trains directly to Clapham Junction, and Dalston Junction. Multiple bus routes are also available to and from the property.

TRAVEL TIMES



ACCOMMODATION

	SQ FT	RENT PA
ARCH	5,650	£52,000
YARD	1,220	
TOTAL	6,870	£52,000

SPECIFICATION



24/7
access



Fully
refurbished
units



Electric
roller
shutters



WC
facilities



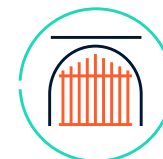
3-phase
power



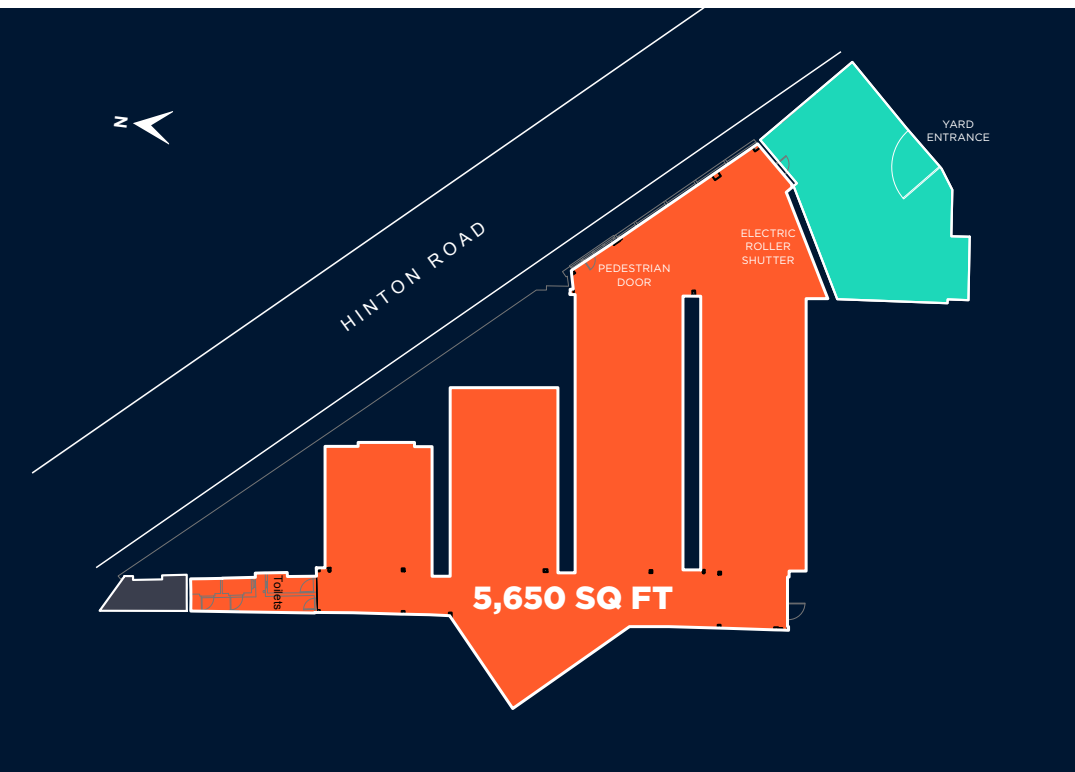
Prime
location



Water/
drainage



Secure
yard



COSTS PER ANNUM

Rent (pa)	£52,000
Service Charge	N/A
Insurance	£1,300
Business Rates Payable	£25,000

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

EPC

We are targeting B on completion.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms 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 October 2025.



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