

# RANSOMES DOCK, 35-37 PARKGATE ROAD, LONDON SW11 4NP

OFFICE TO RENT | 495 - 5,673 SQ FT | £35.00 PSF



**LONDON'S EXPERT COMMERCIAL  
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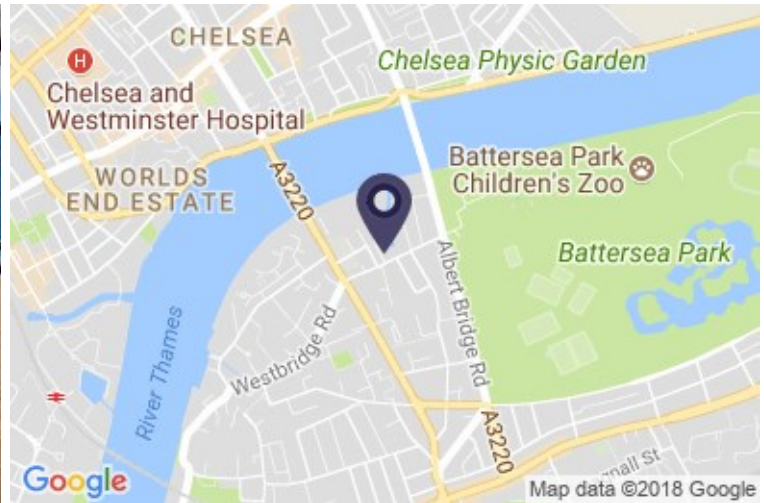


# RANSOMES DOCK, 35-37 PARKGATE ROAD, LONDON SW11 4NP



## OFFICE SPACE TO LET

495 - 5,673 SQ FT | £35.00 PSF



### DESCRIPTION

Ransomes Dock was originally built in 1884 and is the only Victorian Dock remaining that is the same size and shape as when it was originally constructed. The surrounding buildings, which now form the office space were originally constructed by the Natural Ice Company Ltd, sitting on top of huge underground ice wells, which housed ice imported from Norway.

It has now become a mixed use development scheme, offering exceptional refurbished office space within a mix of Victorian and more modern warehouse buildings.

### AVAILABILITY

| FLOOR                     | SIZE (SQ FT) | AVAILABILITY |
|---------------------------|--------------|--------------|
| Unit 24 - 2nd Floor       | 878          | Available    |
| Unit 19 - 1st Floor       | 495          | Under Offer  |
| Unit 16 - Ground Floor    | 1,600        | Under Offer  |
| Unit 1 & 2 - Ground Floor | 2,700        | Under Offer  |
| <b>TOTAL</b>              | <b>5,673</b> |              |

### AMENITIES

- Undergoing refurbishment
- Redecorated
- Wood engineered floors (in part)
- Perimeter trunking
- Contemporary lighting
- Demised WCs
- Riverside setting

### TERMS

| RENT                               | RATES      | S/C       |
|------------------------------------|------------|-----------|
| £35.00 psf                         | £11.00 psf | £1.05 psf |
| New leases on term by arrangement. |            |           |

### GET IN TOUCH

| BEN FISHER   | MARK FISHER  | CHARLIE COLLINS  |
|--|--|--|
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