



Unit 1  
Parsons Green  
Depot  
Parsons Green Lane  
London  
SW6 4HH

SHOWROOM / STUDIO / WAREHOUSE

**TO LET**

**1,689 sq ft (157 sq m)**



## Location

Parsons Green Depot is located off Parsons Green Lane, adjacent to the London Underground District Line and is within a few minutes-walk of Parsons Green Station. The total site is approximately 1.38 hectares and follows the southern boundary of the District Line from Parsons Green Lane to Barclay Road. The site previously supported the operation of the District Line when it opened in 1880 and is currently occupied by a diverse mix of small businesses. Access to the site is via the estate road.

## Floor Area - GIA

Unit 1	Sq ft	Sq m
Ground Floor	1,348	125
First Floor	341	32
<b>TOTAL</b>	<b>1,689</b>	<b>157</b>

## Terms

A new full repairing and insuring lease is available for a **term until the 31<sup>st</sup> December 2024**, outside the Security of Tenure Provisions of the Landlord and Tenant Act. The quoting rent is **£47,295 per annum** exclusive plus VAT. Subject to Contract.



## Description

The property comprises of a warehouse / studio of steel truss frame construction with brick elevations. The clear height to the underside of the truss is 4.6m rising to 8m as the apex. The space benefits from good levels of natural light and is access via a raised loading bay at the entrance to Parsons Green Depot.

## Features

Internally the unit is in a good decorative state and benefits from the following amenities:

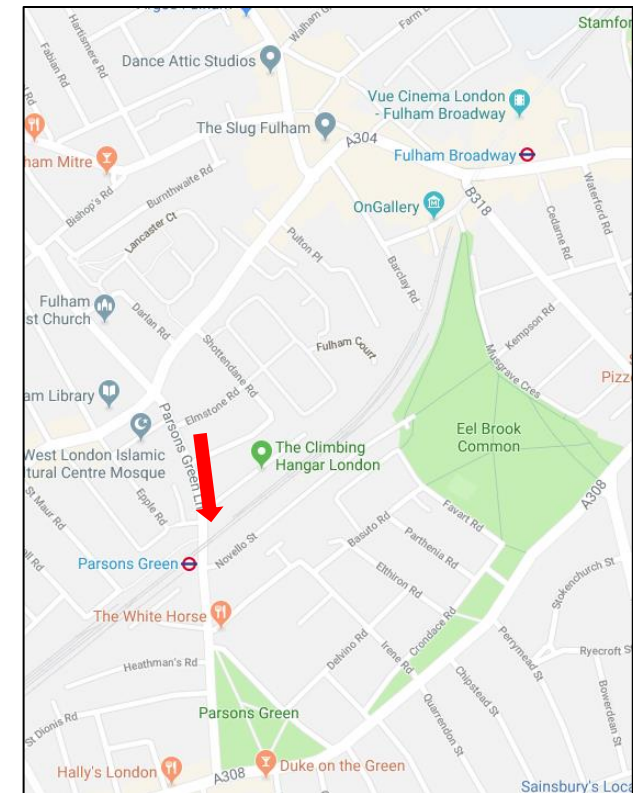
- Mains services
- Kitchenette
- W/C & Shower
- 1 parking space
- First floor offices

## Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value for Unit 1 is **£15,500**. The rates payable for 2019/20 equate to **£7,610.50**

## Legal Costs

Each party is to bear their own legal costs.



@GoogleMaps

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## Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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