



# TO LET

Units 7, 9, 11, 13 and 15  
Falcon Court,  
Earlsfield  
SW17 0JH

**Five High Quality Fully Refurbished Business / Warehouse Units**  
2,250 sq ft (209.1 sq m) – 12,179 sq ft (1,131.5 sq m)

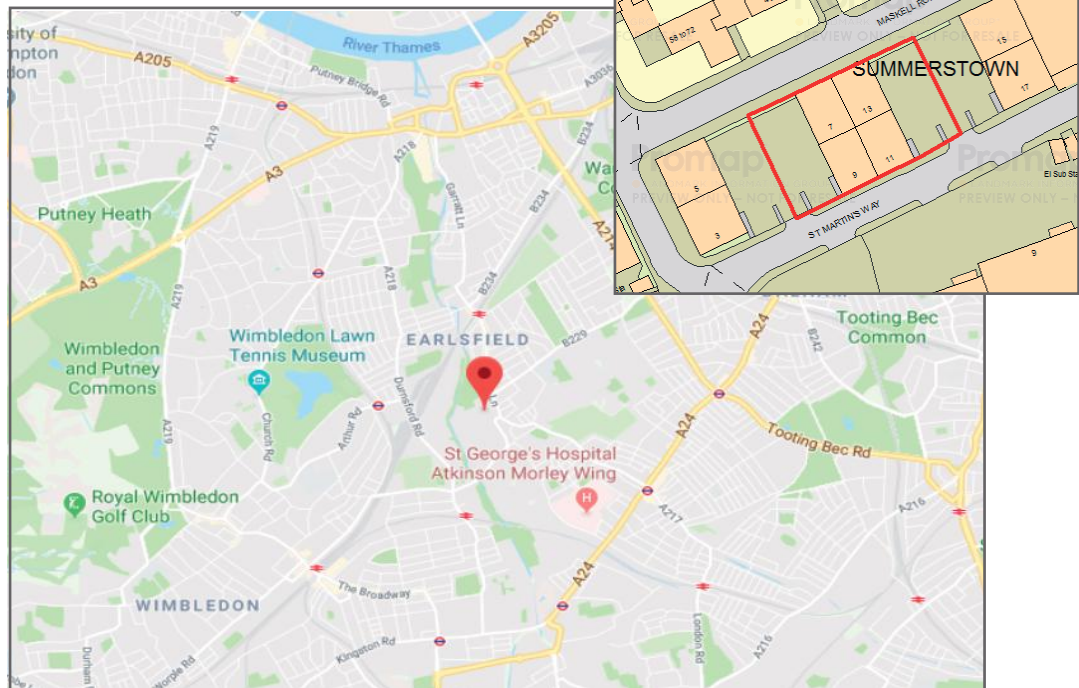
**COGENT**  
REAL ESTATE



## Location

Falcon Court is located on St Martins Lane, Earlsfield. The A3 is 2 miles to the north providing access to Central and South West London and the M25. The A24 is 1 mile to the south east providing access to Mitcham, Croydon, South London and the M25 / M23. Public transport is via Earlsfield Station (0.5 miles) providing South Western services to Clapham Junction and Waterloo and the South West. Bus routes 44, 77 and 270 provide access to Victoria, Tooting, Mitcham and Putney.

## Sat Nav: SW17 0JH



For further details please contact:



GERRY CONNOLLY

020 3369 4000

075 5711 4583

gc@cogentre.co.uk

www.cogentre.co.uk

Joint agents: Knight Frank

GUS HASLAM

020 7861 5299

078 8559 6877

Gus.Haslam@knightfrank.com

TOM KENNEDY

020 3640 7029

077 7325 8584

Tom.Kennedy@knightfrank.com

## Five High Quality Fully Refurbished Business / Warehouse Units

2,250 sq ft (209.1 sq m) – 12,179 sq ft (1,131.5 sq m)

Units 7, 9, 11, 13 and 15  
Falcon Court,  
Earlsfield  
SW17 0JH

Important Notice: Cogent Real Estate for itself and for the vendors or lessors of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property to prospective purchasers or tenants (as applicable), who are solely responsible for making their own investigations and seeking independent advice, including the costs of doing so, and forming their own view as to the condition of the property, its fitness for their requirements and the accuracy and completeness of the statements herein. These particulars do not constitute any recommendation or offer to enter into any contract regarding this property. Cogent Real Estate does not guarantee the accuracy or completeness of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact or representations. Rents quoted in these particulars may be subject to VAT in addition. Neither Cogent Real Estate nor the vendors or lessors of this property accepts any liability or responsibility (whether in negligence or otherwise) for any loss arising from using or relying on these particulars. Any reference herein to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is capable of fulfilling its intended function. Neither Cogent Real Estate nor any of its directors, employees or agents has any authority to make, and does not make, any representation or warranty, or to enter into any contract, in relation to the property. Cogent Real Estate Ltd (Registered Number 10162012) May 2019.

## Description

A secure modern business estate with good loading and car parking provision. The estate comprises five units built in the late 1980's, 4 of which can be adjoined to offer a combination of sizes. The units are of steel portal frame construction with steel profiled elevations and roof sheeting and attractive brick part front and side elevations under mono pitched roofs

## Amenities

- Fully refurbished business units
  - Up and over loading doors to each unit
  - Warehouse lighting
  - Allocated car parking spaces
  - Ability to adjoin units if needed
- 6.0m minimum clear height rising to 8.0m
  - Fitted open plan first floor office accommodation
  - WC's
  - A fenced and gated secure shared yard
  - Flexible undercroft areas for additional offices, showroom, trade counter, welfare or low height storage



### EPC

Unit 7 – D:90  
Unit 9 – D:85  
Unit 11 – C:75  
Unit 13 – D:81  
Unit 15 – D:77

### SERVICE CHARGE

A service charge may be levied for the upkeep of the common parts of the estate.

### RATEABLE VALUE

The units are assessed as a whole, including unit 17. The combined rateable value is £172,000 and are described as “warehouse, office & premises”. The rateable value will need to be re-assessed. All interested parties should direct their enquiries to Wandsworth Local Authority ref: 00026280071700

### TERMS

The units are available on new Full Repairing and Insuring leases on terms to be agreed.

### VAT

VAT will be chargeable on the terms quoted.

## Accommodation

The property provides approximate areas measured on a gross internal area basis:.

UNIT 7	SQ FT	SQ M
Warehouse	1,561	145
First floor Offices	1,354	125.8
<b>TOTAL GIA approx</b>	<b>2,951</b>	<b>270.8</b>

### UNIT 9

Warehouse	1,472	136.60
First floor Offices	792	73.60
<b>TOTAL GIA approx</b>	<b>2,264</b>	<b>210.2</b>

### UNIT 11

Warehouse	1,458	135.5
First floor Offices	792	73.6
<b>TOTAL GIA approx</b>	<b>2,250</b>	<b>209.1</b>

### UNIT 13

Warehouse	1,545	143.5
First floor Offices	792	73.6
<b>TOTAL GIA approx</b>	<b>2,337</b>	<b>217.1</b>

### UNIT 15

Warehouse	1,869	173.63
First floor Offices	1,084	100.70
<b>TOTAL GIA approx</b>	<b>2,953</b>	<b>274.3</b>