COGENT
REAL ESTATE

To Let



Unit 11

Falcon Court, Earlsfield, SW17 0JH

A secure modern business estate with good loading and car parking provision.

2,539 sq ft
(235.88 sq m)

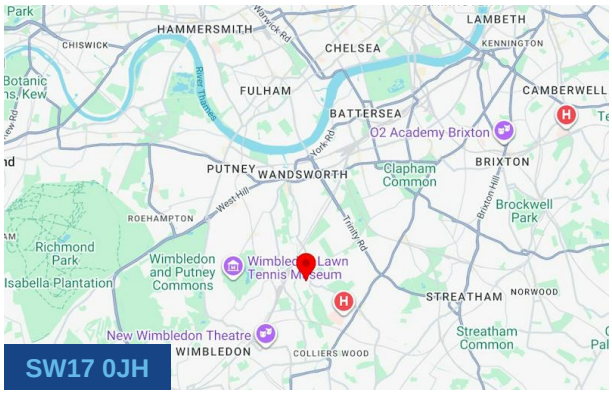
- Fully refurbished business units
- Up and over loading doors to each unit
- Allocated car parking spaces
- 6.0m minimum clear height rising to 8.0m
- Fitted open plan first floor office accommodation
- A fenced and gated secure shared yard

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Summary

Available Size	2,539 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	D (84)



Description

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.

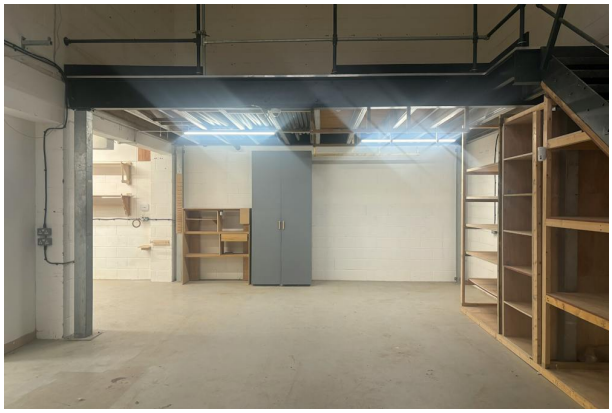
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,458	135.45	Available
1st - First Floor Offices	792	73.58	Available
Unit - Mezzanine	289	26.85	Available
Total	**2,539**	**235.88**	





Viewing & Further Information



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