Knight Frank

To Let

Unit 3 Falcon Court, Earlsfield, SW17 0JH

High Quality Business Unit
3,597 sq ft (334.24 sq m)

- Rarely Available, Centrally Located Modern Business Unit
- Secure Shared Yard
- 4 Allocated Parking Spaces
- Flexible Undercroft
- Other Nearby Occupiers Include, Arrow Electrical Lighting, Wimbledon Art Studios and Gander & White

Your partners in property

The Property

Description

A well laid out modern estate with good loading and car parking provision. The estate comprises eight units, built in the late 1980's, of steel portal frame construction, steel profiled elevations, roof sheeting and attractive brick part front and side elevations under mono-pitched roofs.

The ground floor benefits from 3 WC's, a shower room and a kitchen area. The ground floor under croft area has a clear height of 3.12m and is a suitable space for additional offices, showroom, trade counter or low height storage space. There is an office mezzanine which has the following specification; suspended ceiling with integrated lighting, carpeted floor and perimeter trunking with partitioned office areas.

Accommodation

	Sq Ft	Sq M
Ground floor office / storage / welfare	1,902	176.7
First floor fitted office mezzanine	611	56.8
First floor offices	1,084	100.74
Total	**3,597**	**334.24**

Fitted open plan, first floor office accommodation

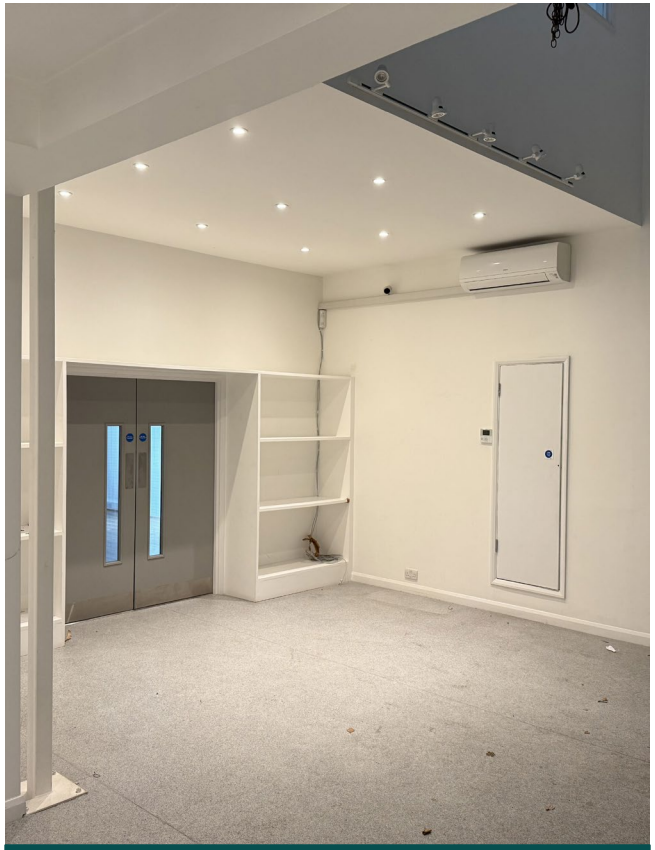
Warehouse lighting

Generous loading apron

4 allocated car parking spaces

A fenced and gated shared yard

Flexible undercroft area for additional offices, showroom, trade counter, welfare or low height storage



Ground floor warehouse with mezzanine

Office mezzanine

First floor office

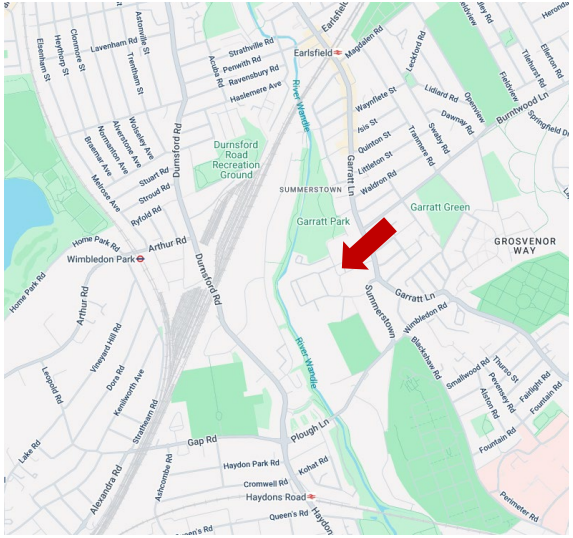
Ground floor storage / showroom area

Kitchen area

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.



Contact

Terms
The unit is available on new Full Repairing and Insuring leases on terms to be agreed.

Due Diligence
Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC
B-49

Rates
Unit 3: RV £64,500 (April 2023).

All interested parties should direct their enquiries to Wandsworth Local Authority.

Legal Costs
Each party to bear their own legal costs.

VAT
All pricing is subject to VAT.

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

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated April 2026. Photographs dated November 2025.

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