Knight Frank

To Let

Unit 11 Falcon Court, Earlsfield, SW17 0JH

High Quality Business Unit
2,539 sq ft (235.87 sq m)

- Rarely Available, Centrally Located Modern Business Unit
- Secure Shared Yard
- 4 allocated parking spaces
- 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 units are of steel portal frame construction with steel profiled elevations and roof sheeting.

There is a mezzanine storage area within the unit the clear height below this is 3.2m a fitted open plan first office accommodation, as well as warehouse storage within the unit.

Accommodation

	Sq Ft	Sq M
Ground floor	1,458	135.45
First floor offices	792	73.58
Mezzanine storage area	289	26.85
Total	**2,539**	**235.87**



Fitted open plan, first floor office accommodation



Warehouse lighting



Generous loading apron



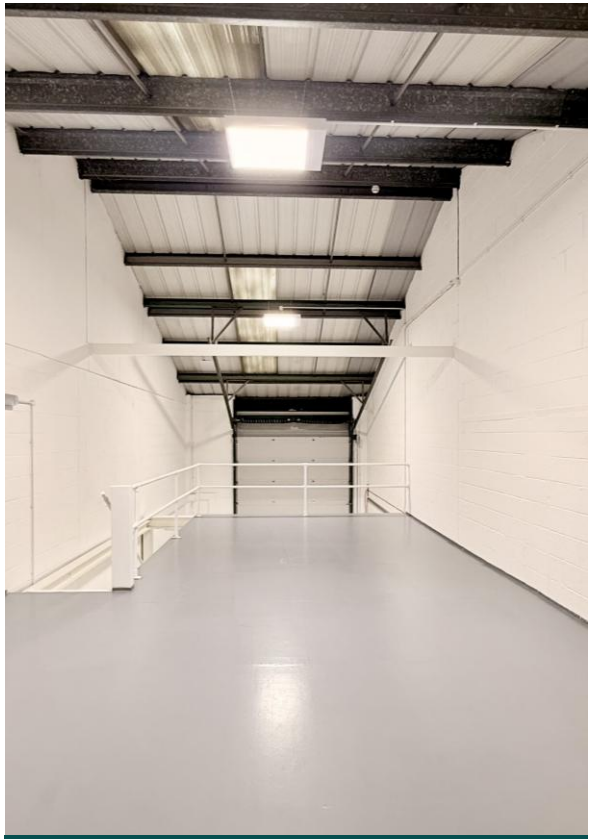
4 allocated car parking spaces



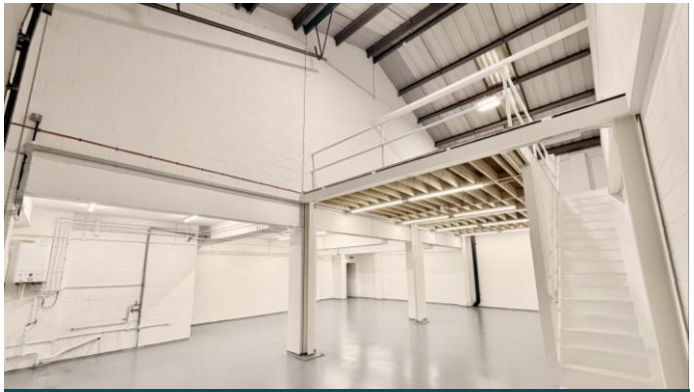
A fenced and gated shared yard



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



Indicative mezzanine



Indicative ground floor warehouse



Indicative first floor office



Indicative first floor office



Indicative ground floor warehouse

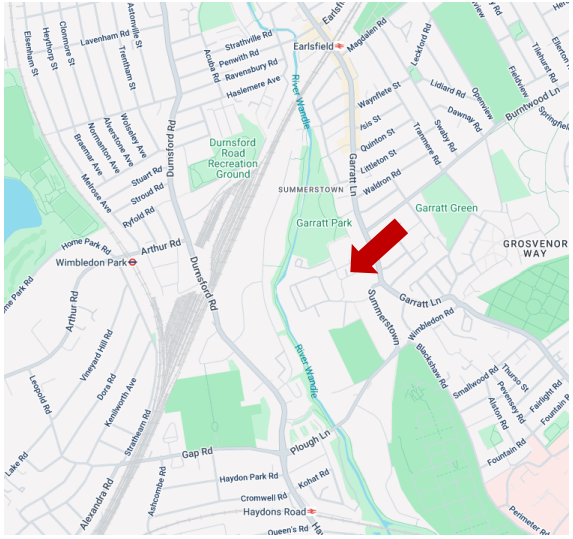
Location

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
C-75

Rates
RV £58,500 (From 1st April 2026).

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 February 2026. Photographs dated February 2026.

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