

**UNIT 39, TOWNMEAD BUSINESS ESTATE  
TOWNMEAD ROAD  
LONDON  
SW6 2SZ**



**CLASS E WORKSHOP UNIT IN A BUSINESS ESTATE  
0.4 MILES FROM IMPERIAL WHARF STATION  
454 SQ. FT. OVER GROUND FLOOR**

**TO LET**

### Location:

The subject unit forms part of an estate within a mixed-use business park, close to Wandsworth Bridge and Imperial Wharf at Sands End, and just 0.1 miles north of the River Thames. The locality is diverse and a hub of commercial activity, with nearby operators including Sainsbury's, Harbour Clubs Chelsea, Cazoo and Dreams. Transport links are excellent, with Wandsworth Bridge Road (A217) offering links to northern parts of Fulham and to south of the river. Imperial Wharf Station (TFL Overground and Southern Railway) is 0.4 miles from the property, offering services via Earl's Court and Clapham Junction.

### Description:

The unit is arranged over ground floor and forms part of a two-storey development of small business units of brick and block cavity wall construction beneath a flat roof. The unit benefits from a one car parking space and was formerly used as a workshop. There is an existing translucent panelled roller shutter door to the front elevation plus uPVC doors and windows leading out onto rear yard. The unit benefits from kitchenette and demised WC. Services include three-phase electricity, water and mains drainage connections. Additional parking could be available subject to availability.

### Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	454 sq. ft. – 42.12 sq. m.
<b>Total</b>	<b>454 sq. ft. – 45.12 sq. m.</b>

### User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC:

To be confirmed.

### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £7,500; however, interested parties should make their own enquiries of the rates payable.

### Legal Fees:

The incoming tenant will be responsible for the Landlords legal costs as well as their own.

**VAT:** Not applicable.

### Terms:

A new effective full repairing and insuring lease for a term of 5-years with flexible terms, contracted outside the security of tenure provisions in part 2 of the Landlord & Tenant Act 1954, however there will be an opportunity to renew for an additional 5-years only.

The landlord encourages interest from start-up businesses and can offer a stepped rent (1% + RPI) for the first 5 years if they meet the full criteria: business formed within the last 30 months, business owners are residents of the borough, business's annual turnover does not exceed £650,000.

### Rent:

**£13,500 per annum** exclusive of other outgoings.

### Contacts:

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