



Unit A
Parsons Green
Depot
Arches 1 - 4
Parsons Green Lane
London
SW6 4HH



TO LET- B1/B8 Opportunity or a variety of alternative uses (subject to planning permission)

5,524 sq ft (514 sq m) on a site of approximately 10,820 sq ft.



Location

Unit A Parsons Green Depot is located directly off Parsons Green Lane, underneath / adjacent to the London Underground District Line and is within a minutes' walk of Parsons Green station. The total site is approximately 1.38 hectares and follows the southern boundary of the District Line from Parsons Green Lane to Barclay Road.

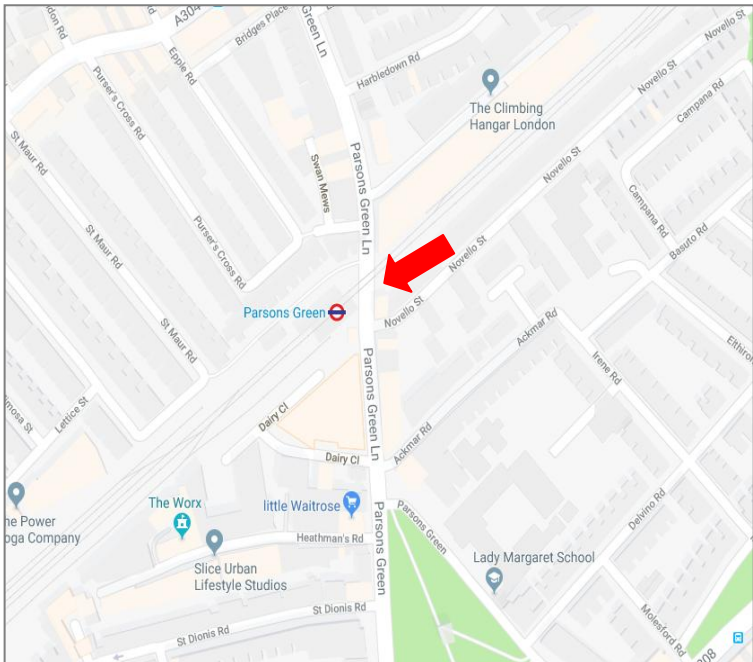
The site previously supported the operation of the District Line when it opened in 1880 and is currently occupied by a diverse mix of small businesses. Access to property is directly off Parson Green Lane or via a fire exit accessed from the estate road.

Floor Areas - GIA

Arches	Sq ft	Sq m ²
Ground Floor	5,524	514
Total	5,524	514

Rates

Interested parties should make their own enquiries via the London Borough of Hammersmith and Fulham.



@GoogleMaps

Description

The space comprises of a warehouse / industrial property within a number of arches and 2 brick buildings with a secure fenced yard area to the southern boundary of the site. Access to the property is via 3 roller shutter doors of varying size which are accessed through the yard area which is split in level.

The brick building with an elevation fronting onto Parsons Green Lane has a number of glazed windows and roof lights meaning natural light within the space is excellent. The site would suit a variety of uses, subject to planning and licensing.

Terms

A new full repairing and insuring lease is available for a **term of 5 years**, at a rent to be agreed subject to use. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.



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Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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