



Unit 2  
Parsons Green  
Depot  
Parsons Green Lane  
London  
SW6 4HH



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

4,551 sq ft (423sq m) with a mezzanine of 972 sq ft



## Location

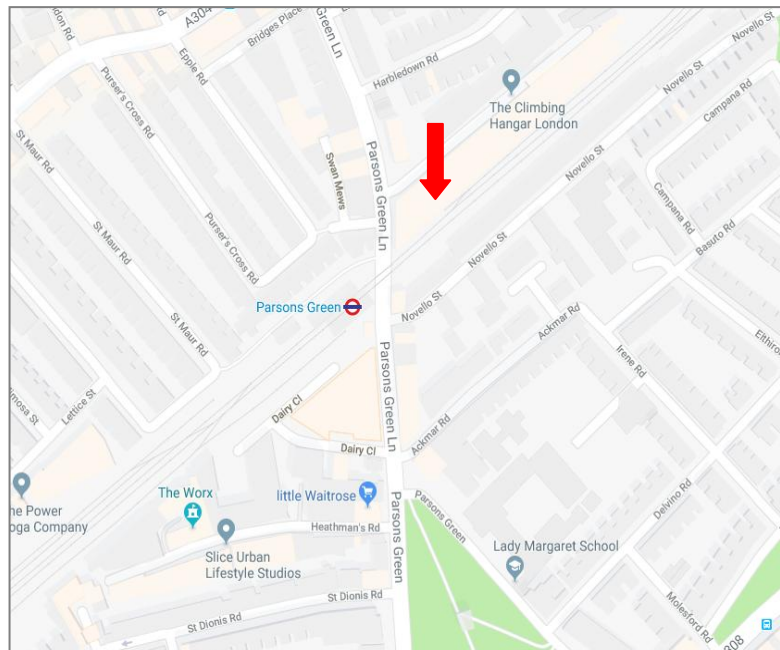
Unit 2 Parsons Green Depot is located off of Parsons Green Lane, adjacent to the London Underground District Line and is within a couple minutes walk of Parsons Green Underground Station. The total site is approximately 1.38 hectares and follows the southern boundary of the District Line from Parsons 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 the property is via the estate road or from Harbledown Rd to the north of the site.

## Floor Areas - GIA

Unit 2	Sq ft	Sq m <sup>2</sup>
Ground Floor	4,551	423
<b>Total</b>	<b>4,551</b>	<b>423</b>
<i>*Mezzanine</i>	972	90

## Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value for Unit 2 is **£49,750**. The rates payable for 2017/18 equate to **£23,830.25**.



@GoogleMaps

## Description

The property comprises of a mid terrace warehouse / studio of steel truss frame construction with brick elevations. The working height within the property is good with 4.6m to the underside of the truss rising to 9.5m to the apex. Access to the property is via a raised loading bay leading to a manual roller shutter door with a width of 3.5m and height of 3.8m.

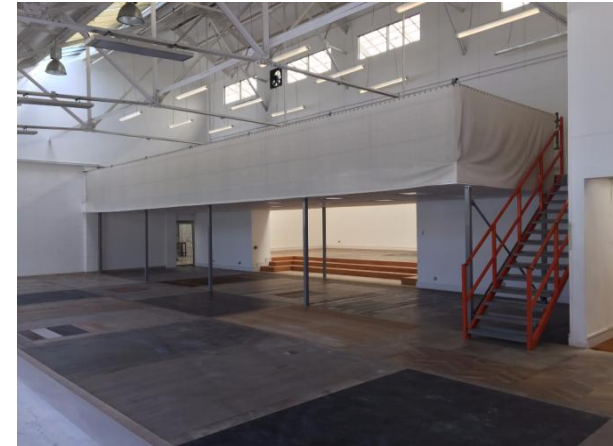
Internally the property is in a good decorative state given its age and benefits from fantastic levels of natural light. The property is fitted out to a good specification and benefits from male and female WC's, kitchenette, wooden floors, electric heaters, halogen lighting, alarm and roof lights.

## 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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