

# Unit 7

Falcon Court, Earlsfield  
SW17 0JH

UNIT TYPE Warehouse  
TOTAL AREA 2,375 Sq Ft / 221 Sq M  
RENT £5,492.00 PCM + VAT

Prominent refurbished unit in Earlsfield with warehouse and office space.



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**TOTAL AREA** 2,375 Sq Ft / 221 Sq M

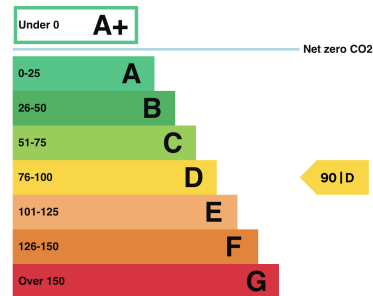
**RENT** £5,492.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter
- WC

## EPC RATING



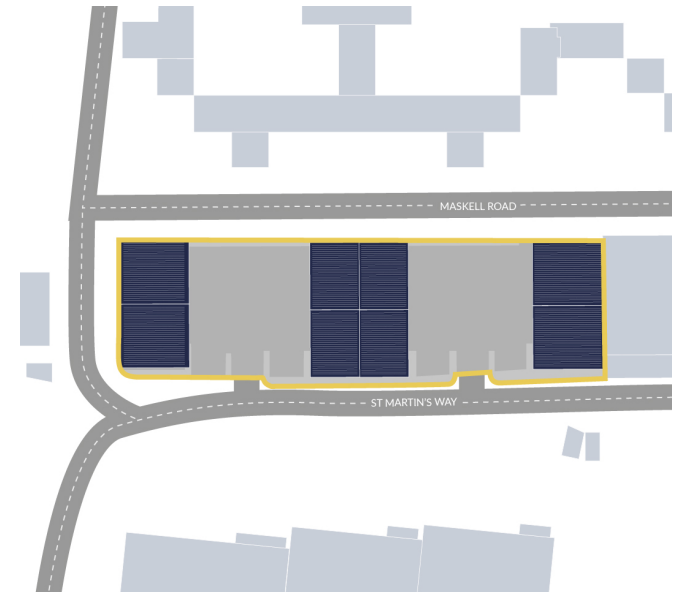
## DESCRIPTION

A secure modern business estate with good loading and car parking provision. The estate comprises eight units built in the late 1980's. The units are of steel portal frame construction with steel profiled elevations and roof sheeting and attractive brick part front and side elevations under mono pitched roof. Unit 7 comprises of ground floor warehouse space and first floor office space.

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.

## LOCATION

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.



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