

# Unit 1

Michael Manley Industrial Estate, Battersea  
SW8 4TU

UNIT TYPE Warehouse  
TOTAL AREA 1,702 Sq Ft / 158 Sq M

RENT £5,673.00 PCM + VAT



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

## UNIT FEATURES & AMENITIES

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

## EPC RATING



## DESCRIPTION

A rarely available light industrial unit located in Battersea, close to central London. Unit 1 is of brick construction with metal sheet cladding and roof. The unit benefits from roller shutter access, a clear span warehouse with first floor office space, and a secure yard area and access gates.

## LOCATION

Michael Manley Industrial Estate consists of 4 industrial units situated just to the south of Nine Elms and north of the Wandsworth Road with easy access to Central London over Chelsea and Vauxhall Bridges. The local area is well connected to public transport links and benefits from the London Underground Northern Line extension, at Nine Elms and Battersea.

