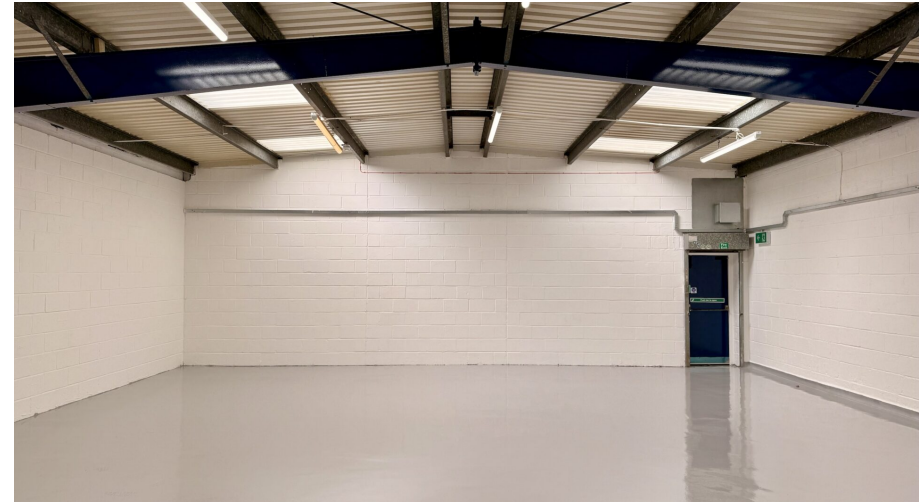


Unit 3

Stone Trading Estate, Herne Hill
SE24 0JU

UNIT TYPE Warehouse
TOTAL AREA 1,234 Sq Ft / 115 Sq M
RENT £3,599.00 PCM + VAT

Newly refurbished unit in Brixton with easy access to Central London.



UNIT TYPE Warehouse
TOTAL AREA 1,234 Sq Ft / 115 Sq M

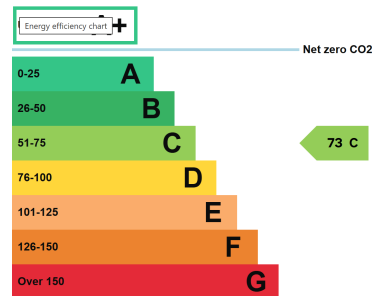
RENT £3,599.00 PCM + VAT

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
- Roller Shutter
- Roof Lights
- WC

EPC RATING



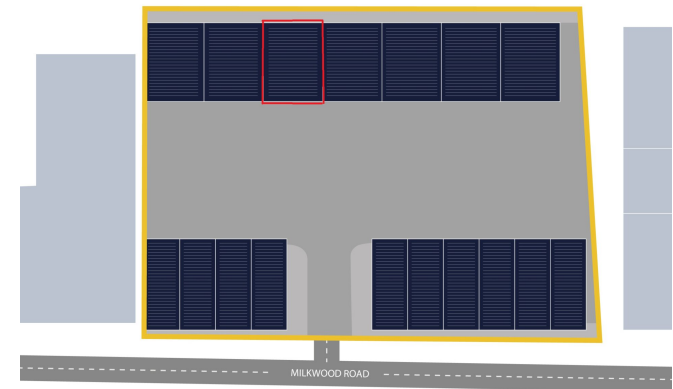
DESCRIPTION

This 1,234 sq ft light industrial unit is newly refurbished and has an EPC C rating. It's located on Stone Trading Estate, an extensively refurbished industrial estate with close proximity to central London.

All units benefit from new sheet metal roofs and new cladding to the elevations. The unit benefits from an electricity, gas and water supply and separate pedestrian access and roller shutter door. The estate benefits from a secure yard with parking and secure gates.

LOCATION

Conveniently located between Brixton and Herne Hill, the site is also close to the South Circular with easy access to Central London which is only 4 miles away. The site is also a short walk from Herne Hill Station which is one stop into Victoria or Brixton Underground Station.



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