

# Unit 3

Falcon Court, Earlsfield  
SW17 0JH

UNIT TYPE Warehouse  
TOTAL AREA 3,597 Sq Ft / 334 Sq M

RENT £7,083.00 PCM + VAT

Newly refurbished unit with attractive brickwork to the front and side, all finished beneath mono-pitched roofs.



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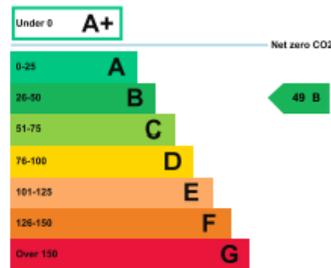
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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

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

## EPC RATING



## DESCRIPTION

Falcon Court is a secure, modern business estate comprising eight steel portal frame units with steel-profiled elevations and attractive brick detailing, all set beneath mono-pitched roofs. The estate benefits from excellent loading and generous car parking.

Unit 3 offers a total of 3,597 sq. ft, which includes the ground floor office/ storage/ welfare 1,902 sq. ft, the first floor office/ mezzanine 611 sq. ft as well as the first floor offices 1,084 sq. ft. The space provides a practical mix of warehouse and high-quality office accommodation suitable for a range of business uses.

## 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.

