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TO LET

INDUSTRIAL AND WAREHOUSE – 804 – 2,036 SQ FT (74.66 – 189.12 SQ M)

Stone Trading Estate, Milkwood Road, Herne Hill, SE24 0JU

DESCRIPTION

Stone Trading Estate comprises of 17 industrial/warehouse units on a secure, self-contained estate. The estate is gated with 24/7 access. Each unit benefits from its own roller shutter loading door, parking & loading and WC facilities.

The units are available to let separately or together.

LOCATION

Stone Trading Estate is located on Milkwood Road (B222), Herne Hill, just outside of Brixton. Central London lies approximately 4.5 miles to the North. and 7 miles north of Croydon. The nearby South Circular and A23 provide excellent road access to neighbouring Towns, into Central London and out to the M25.

Brixton Station (0.9 miles) provides access to the Victoria Line underground, while Loughborough Junction (0.4 miles) provides a quick service (8 mins) into London Blackfriars. There are multiple bus stops within a 5 minute walk of the estate.

EPC

Unit 1 has an EPC rating of C.
 Unit 11 has an EPC rating of D.
 Unit 15 has an EPC rating of B.

VIDEO LINK

Unit 1 - <https://youtu.be/R6EIE232h3g>

AMENITIES

- Fully refurbished
- Highly sought after Brixton location
- Securely gated estate
- Eaves height 3.55m
- Apex height 4.0m
- W/C facilities
- 24/7 access
- On site car parking

RENT

On Application.

RATES

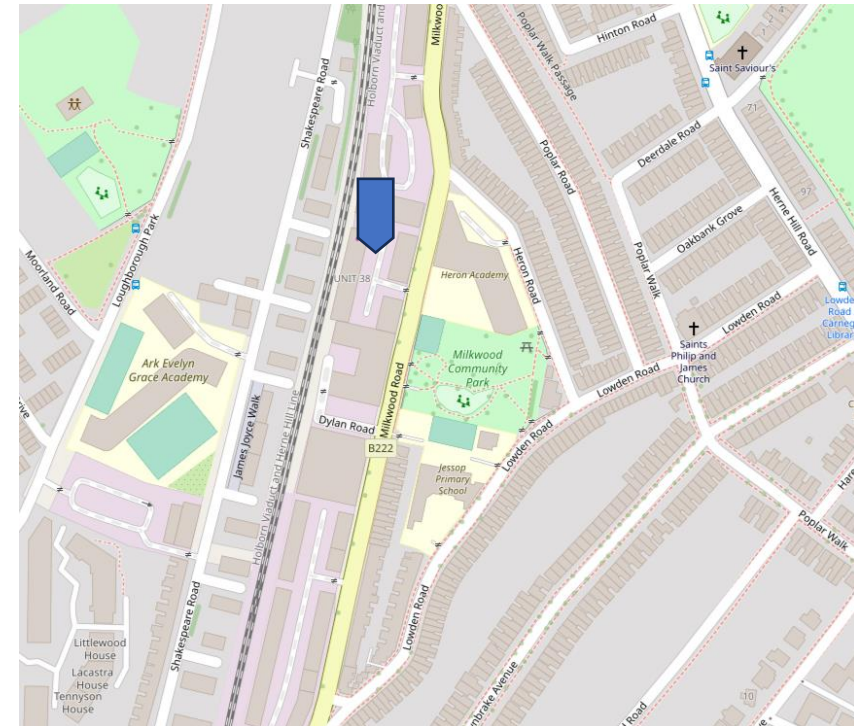
Rateable Value – Unit 1 £35,250 (2023).
 Rateable Value – Unit 11 £24,250 (2023).

VAT

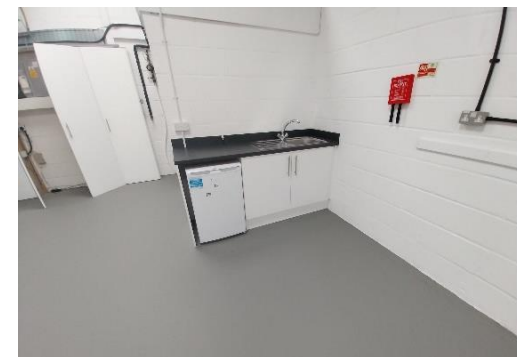
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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A typical unit refurbished on the estate.

VIEWINGS – 020 8662 2700

Charlie Mckechnie t: 020 8662 2737
Alex Bond t: 020 8662 2730
Levy t: 020 7747 0152

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ACCOMMODATION SCHEDULE

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Unit 1 | 1,232 | 114.46 |
| Unit 11 | 804 | 74.66 |
| TOTAL | 2,036 | 189.12 |

Approximate gross internal areas.

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