



SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 804 – 2,840 SQ FT (74.66 – 263.78 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.

VIDEO LINK

https://youtu.be/hS3Z_UN0QZo.

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

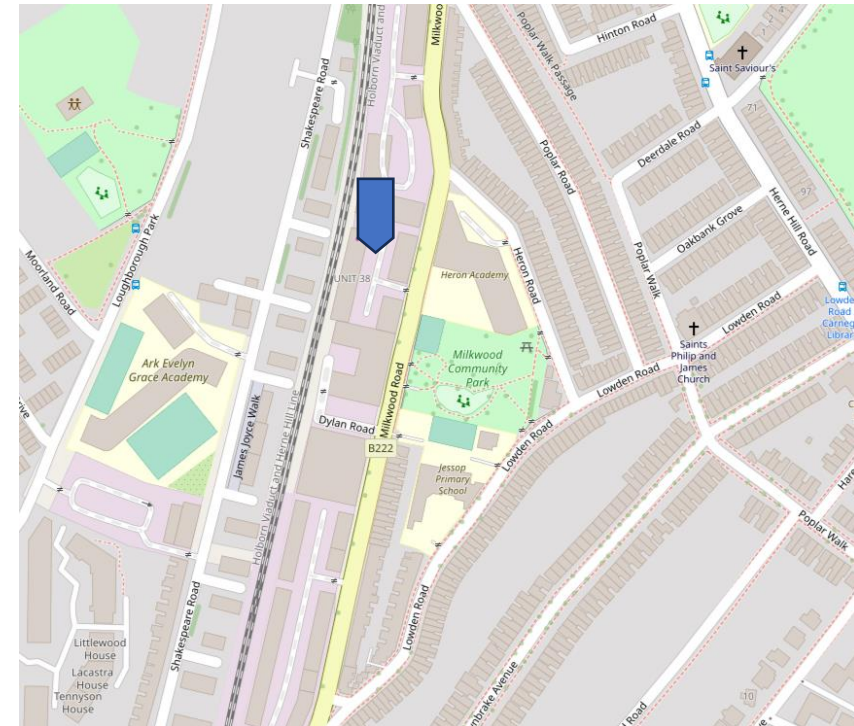
Rateable Value – Unit 1 £35,250 (2023).
Rateable Value – Unit 11 £24,250 (2023).

VAT

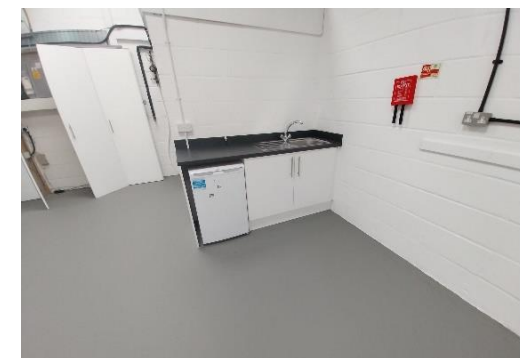
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



© OpenStreetMap contributors



VIEWINGS – 020 8662 2700

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

e: cmckechnie@shw.co.uk
e: abond@shw.co.uk

 @SHWProperty
 SHW Property
 shwproperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan/stratification systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

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.

VIEWINGS – 020 8662 2700

Charlie Mckechnie

t: 020 8662 2737

e: cmckechnie@shw.co.uk

Alex Bond

t: 020 8662 2730

e: abond@shw.co.uk

Levy

t: 020 7747 0152



@SHWProperty



SHW Property



shwproperty

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK