

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**MAKING
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TO LET

INDUSTRIAL AND WAREHOUSE – 804 – 4,079 SQ FT (74.66 – 378.95 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

Units 1, 2 & 16 have an EPC rating of C.
Unit 11 has an EPC rating of D.
Unit 15 has an EPC rating of B.

VIDEO LINK

Units 1, 2 - <https://youtu.be/R6EIE232h3g>
Units 11 & 15 - <https://youtu.be/xDCjOtr8pl>

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

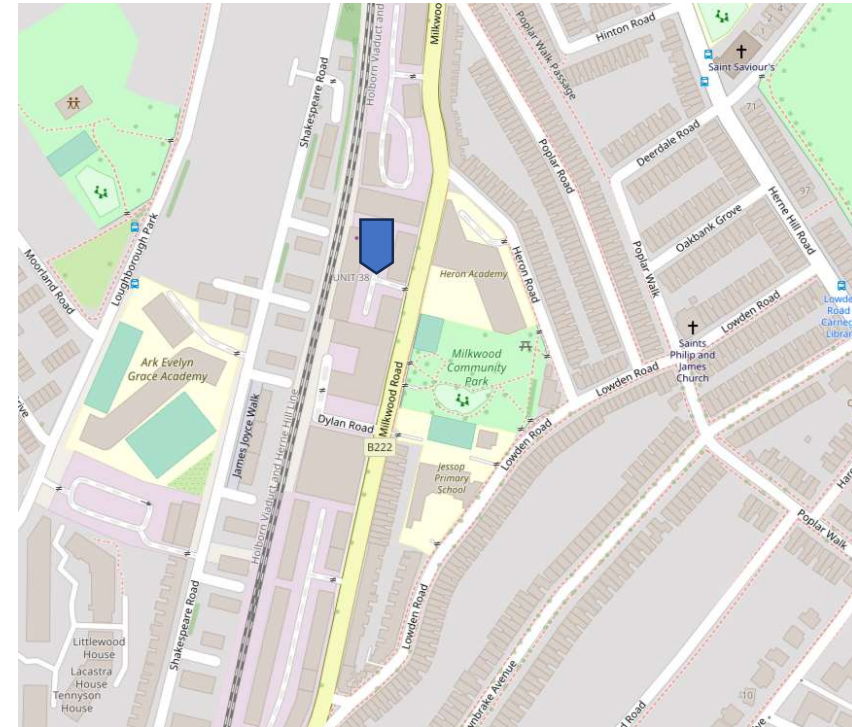
Rateable Value – Unit 1 £35,250 (2023).
Rateable Value – Unit 2 £36,750 (2023).
Rateable Value – Unit 11 £24,250 (2023).
Rateable Value – Unit 15 £24,500 (2023).

VAT

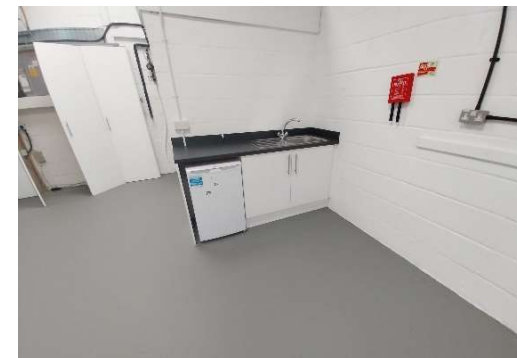
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



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VIEWINGS – 020 8662 2700

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ACCOMMODATION SCHEDULE

	SQ FT	SQ M
Units 1 & 2	2,469	229.38
Unit 11	804	74.66
Unit 15	804	74.66
TOTAL	4,077	378.85

Approximate gross internal areas.

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