

# Industrial / warehouse building.

5,000–37,947 ft<sup>2</sup> | **SITE AREA**  
1.2 ACRES

UNIT 1

**118-120**

**GARRATT**

**LANE**

SW18 4DJ

To let

**AREA**

5,000–37,947 ft<sup>2</sup> / 465–3,525 m<sup>2</sup>

**ACCESS**

24 hours

**USE CONSENT**

B2/B8

**LOADING**

Yard and loading

**EAVES HEIGHT**

3.8 m

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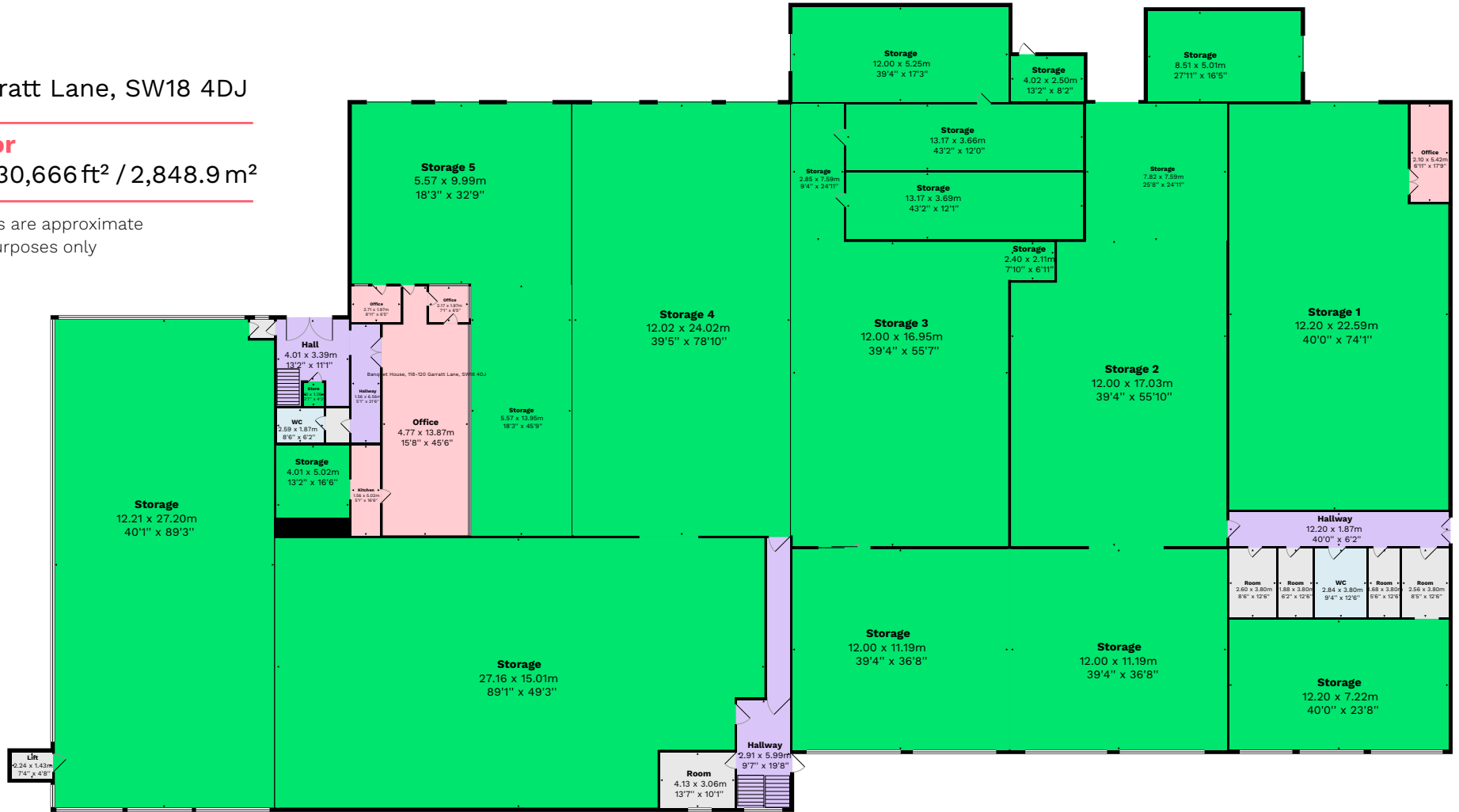
# Unit 1

118-120 Garratt Lane, SW18 4DJ

## Ground floor

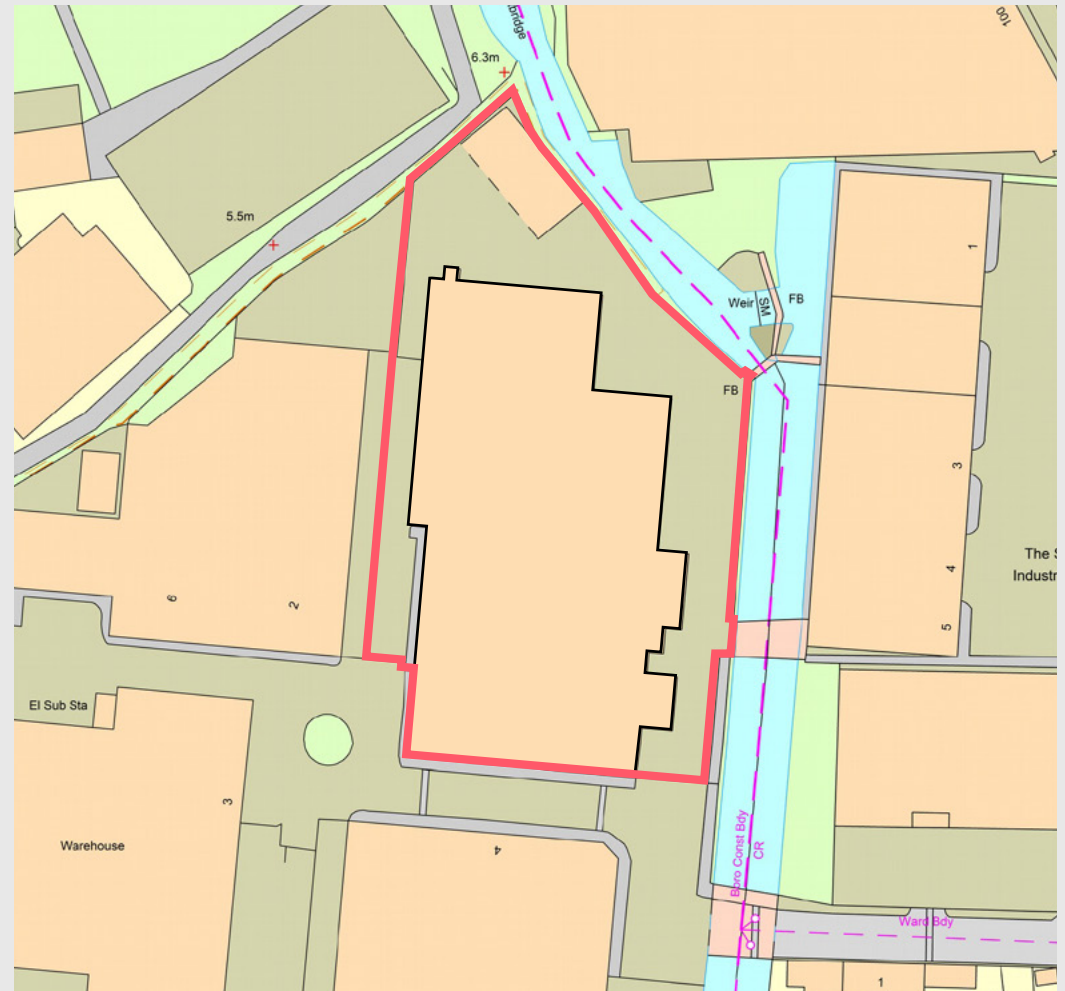
Total area: 30,666 ft<sup>2</sup> / 2,848.9 m<sup>2</sup>

All measurements are approximate  
and for display purposes only



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**118-120**  
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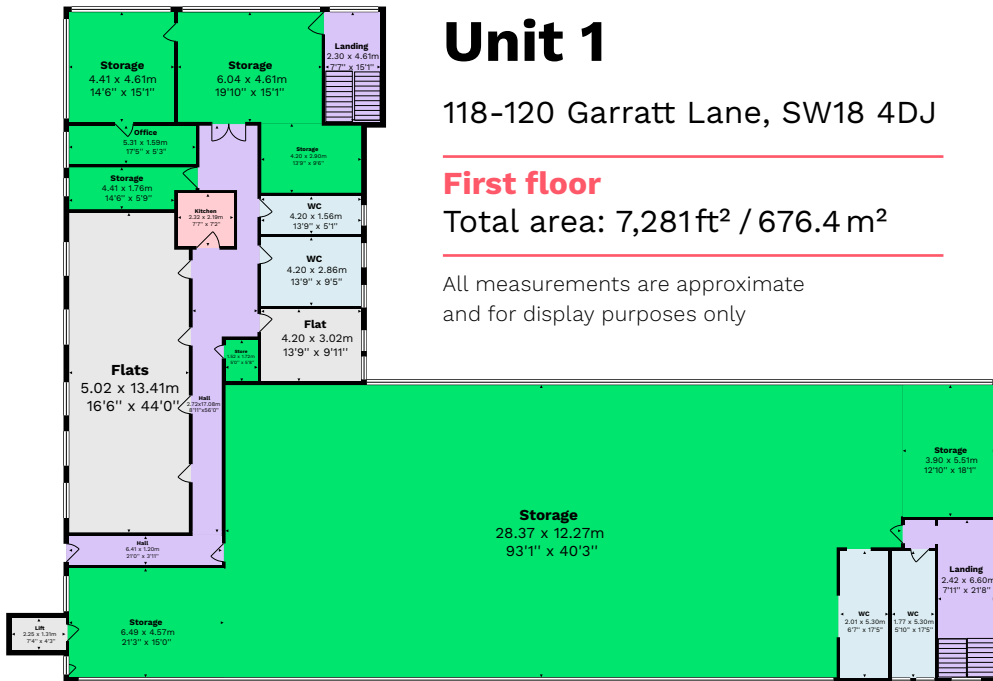
# Unit 1

118-120 Garratt Lane, SW18 4DJ

## First floor

Total area: 7,281ft<sup>2</sup> / 676.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



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# Industrial / warehouse building.

## Location

118–120 Garratt Lane is a large industrial unit in a prime location, 0.4 miles south of the A3 and South Circular and within easy reach of Wandsworth, Wimbledon and Putney. Ideally located between Wandsworth and Earlsfield, the area benefits from excellent local amenities including; coffee shops and a number of gastro pubs and restaurants, along with Southside Shopping centre, ideal for a lunchtime break or after-work social!

Wandsworth Town station and Earlsfield stations are both within a short walk from the industrial units and offer direct access towards Clapham Junction and London Waterloo.

## Floor area

Premises	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
Ground floor	30,666.00	2,848.9
First floor	7,281.00	676.4
Total	37,947.00	3,525.30

## Description

- Self-contained industrial/warehouse unit extending to a total area of approximately 37,947ft<sup>2</sup> / 3,525m<sup>2</sup>
- The space can be split to suit all requirements from 5,000–37,947ft<sup>2</sup> / 465–3,525m<sup>2</sup>
- Forecourt parking and loading access

## Tenure

- Terms to be agreed

## Rates payable

- Upon application

## Rent

- Upon application

## VAT

- Applicable

## EPC

- C

## Service charge

- Not applicable

## Legal costs

- Each party responsible for their own legal costs

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# For all enquiries:

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