



37 LINFORD STREET

BATTERSEA, SW8 4UP

**WAREHOUSE UNIT TO LET**

**9820 SQ FT**



# 37 LINFORD STREET BATTERSEA, SW8 4UP



## DESCRIPTION

The subject property comprises a detached warehouse, which was previously used for storage of art and antiques. The building has vehicular access to the west and pedestrian access into the single storey offices to the north. The property benefits from clear eaves height of approximately 5m and a height of approximately 9m to the apex.

Ground Floor Warehouse: 4,614 sq ft  
Ground Floor Offices: 713 sq ft  
Mezzanine: 4,493 sq ft

Total: **9,820 sq ft**

## LOCATION

The property is located within the Linford Street Business Estate in Battersea. To the north is New Covent Garden Market and Battersea Power Station. Nine Elms, the US embassy and Vauxhall Cross are all easily accessible to the North West.

The Linford Street Business Estate forms part of the larger Stewart's Road Industrial area which is bound by Stewart's Road to the east, Wandsworth Road to the south and railway lines to the west and north.

The property is located on the south side of Linford Street, to the south Stewart's Road connects with Wandsworth Road (A3036), which provides quickly links into central London and to the A3 and A24.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2026.



## SPECIFICATION

- Loading bay and full height (5m) electric roller shutter door.
- -Male & Female WC's.
- -Air conditioning.
- -Wall mounted electric heaters.
- -Mezzanine

## FLOOR AREAS

Unit	sq ft
GF Warehouse	4,614
GF Office	713
Mezzanine	4,493
<b>Total</b>	<b>9,820</b>

## TERMS

Available on a new lease on terms to be agreed.

## RENT

£160,000.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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