



**LEWIS  
& CO**

# FALCON COURT, EARLSFIELD

LONDON, SW17 0JH

**WAREHOUSES TO LET**

**2,264 SQ FT - 8,184 SQ FT**







# FALCON COURT, EARLSFIELD

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## LEWIS & CO

### DESCRIPTION

A secure modern business estate with good loading and car parking provision. The estate comprises eight units of steel portal frame construction with steel profiled elevations under mono pitched roof.

All units comprise ground floor warehouse space and first floor office space.

### LOCATION

Falcon Court is located on St Martins Lane, Earlsfield. The A3 is 2 miles to the North providing access to Central and South West London and the M25. The A24 is 1 mile to the South East providing access to Mitcham, Croydon, South London and the M25 / M23.

### AVAILABILITY

Unit	sq ft	sq m
3	3,957	368
9	2,264	210
15	2,953	274

### TERMS

New FRI leases available.

### RENT

Unit	Rent (per annum ex)
3	£ 87,386
9	£ 65,618
15	£ 85,558

### SERVICE CHARGE

£0.79 per sq ft per annum.

### EPC

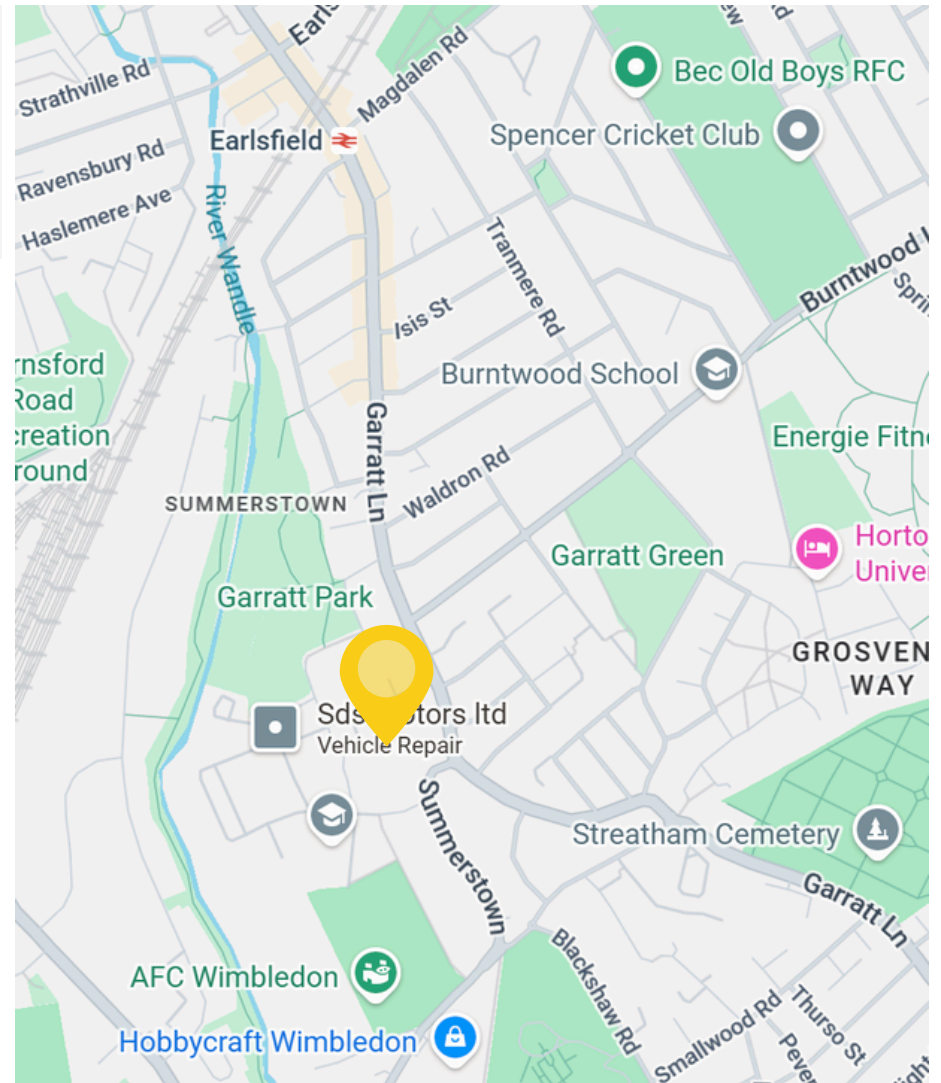
Available upon request.

### VAT

Yes

### RATES

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



### VIEWING

Strictly by appointment through the sole agents.

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