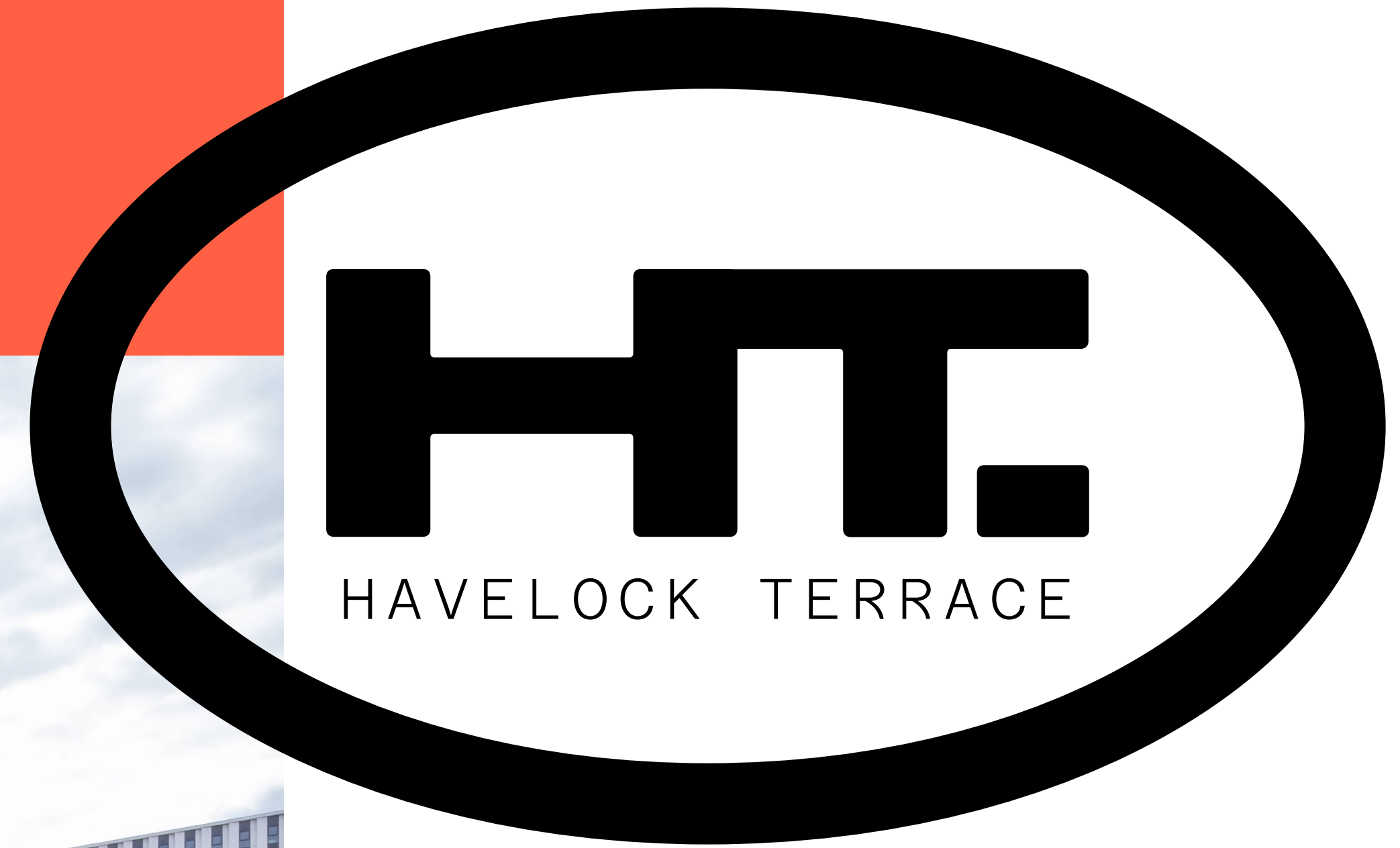


**SW LONDON, ZONE 1**  
**ULTRA-URBAN**  
**LOGISTICS FACILITY**



**FOUR MODERN UNITS**  
**5,422-22,016 SQ FT**  
**AVAILABLE NOW.**

HAVELOCK TERRACE  
INDUSTRIAL ESTATE  
BATTERSEA, SW8 4AH

Price on Application.



# FORWARD-THINKING **URBAN** INDUSTRIAL UNITS TO LET.

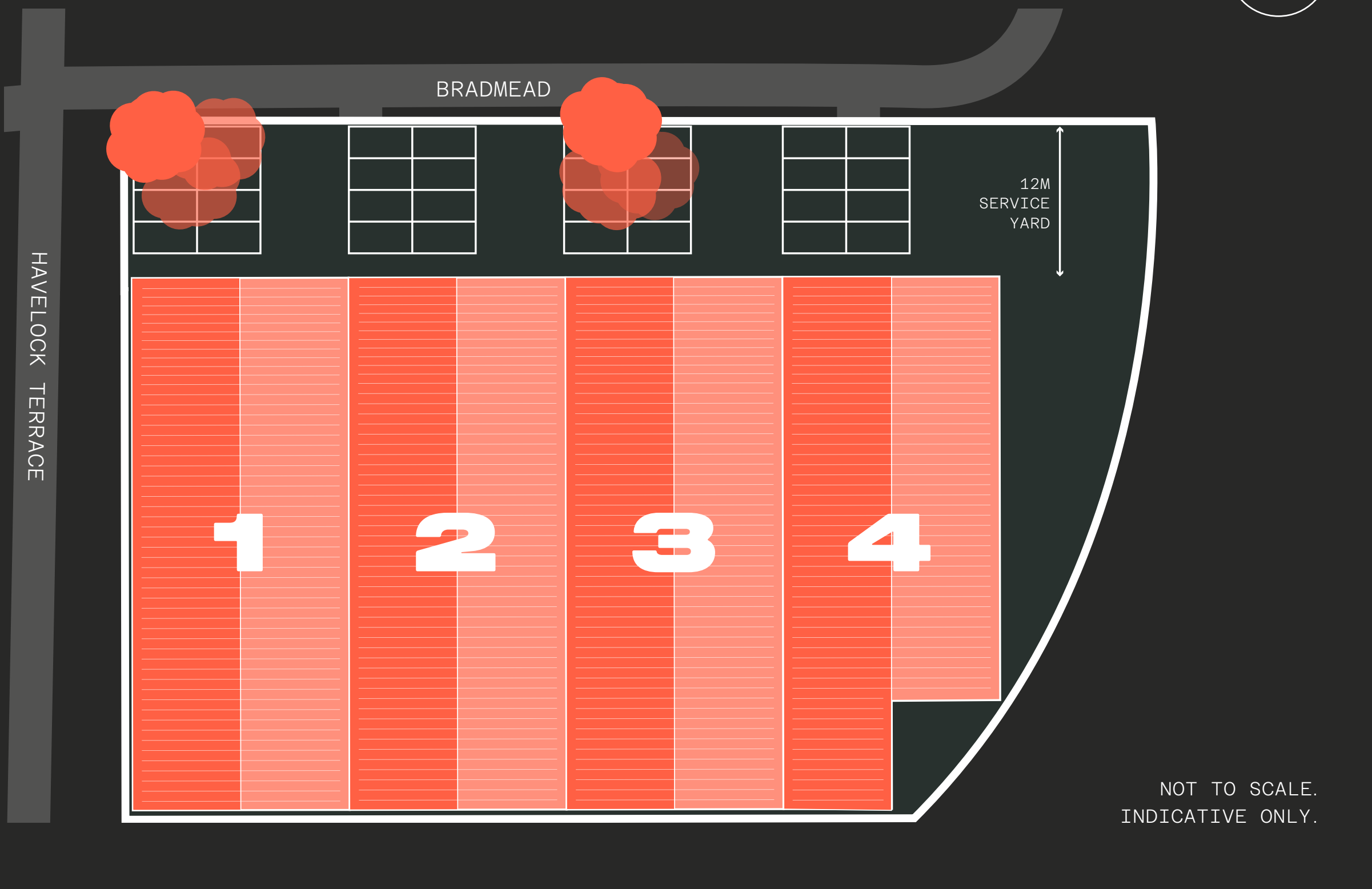


Havelock Terrace is a well located industrial estate in the heart of Battersea, a vibrant and evolving district in London, with a mix of historical landmarks, green spaces, redeveloped residential areas and urban developments.

It neighbours the iconic Battersea Power Station, a mixed-use development, which is now recognised as one of Europe's largest retail hubs.







**UP TO 22,016 SQ FT FULLY REFURBISHED, 4 LOADING DOORS, FIRST FLOOR OFFICES, 5.5M EAVES HEIGHT, CONCRETE FLOORING.**

The four unit estate is refurbished with first floor offices to the front of the units. The ground floor accommodation is accessed via a single level access, electric roller shutter as well pedestrian entrances that front onto forecourt parking and loading areas.

The units can be taken as a whole or can be split to accommodate sizes of circa 5,500 sq ft units.



12M YARD DEPTH    SCOPE FOR SECURE YARD    FULL HEIGHT ROLLER SHUTTER    FULL INTERNAL REFURBISHMENT    DEDICATED PARKING & YARD    GAS



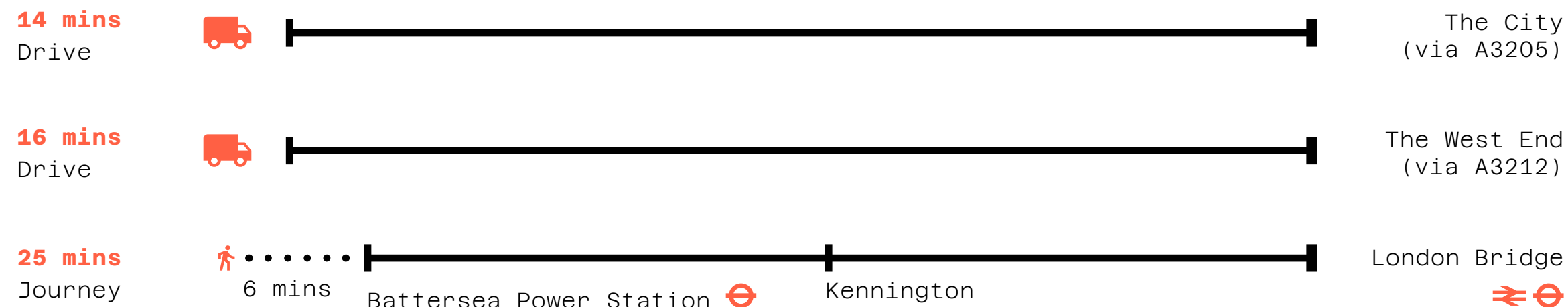
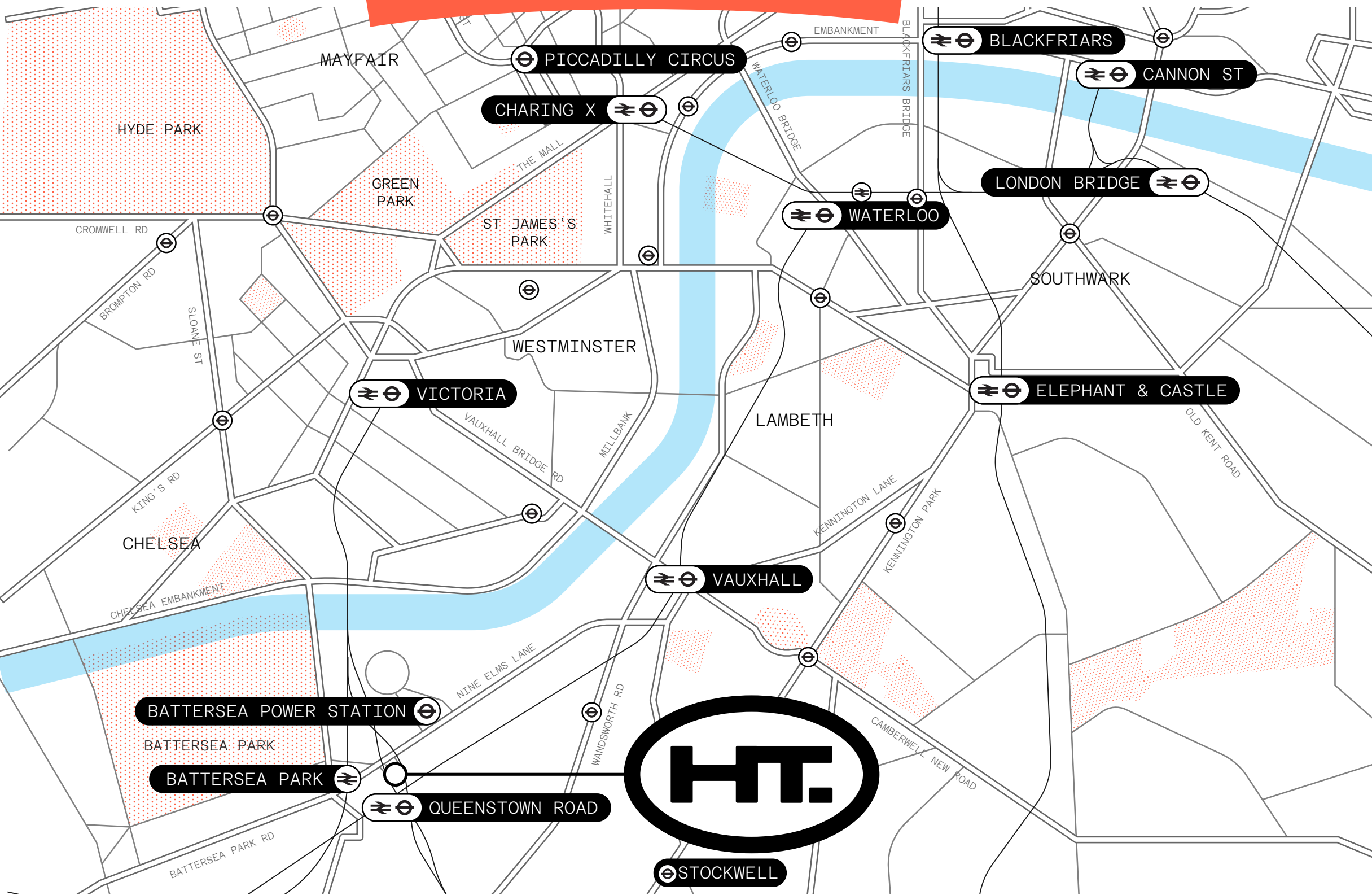
MINIMUM 5.5M EAVES HEIGHTS    BRAND NEW ROOFING    LED LIGHTING    3 PHASE POWER    TARGETING EPC B    WELFARE FACILITIES

UNIT	SQ FT	SQ M
UNIT 1	5,519	512.8
UNIT 2	5,454	506.7
UNIT 3	5,422	503.8
UNIT 4	5,621	522.2
<b>TOTAL</b>	<b>22,016</b>	<b>2,045.5</b>





# 2 MILES TO THE WEST END / 4 MILES TO THE CITY.



## LOCAL DEMOGRAPHICS

### 33YRS

The average age in SW8 is 33 years, highlighting the growth of a young consumer population.

### 73.7%

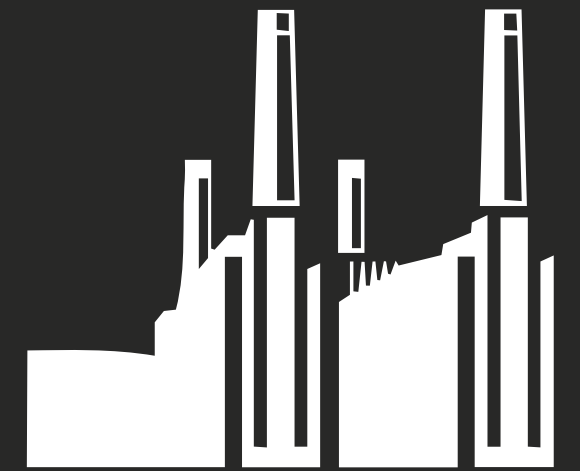
Almost 3 in 4 (73.7%) residents over the age of 16 are economically active in the borough.

### £42.9M

The retail offering at power station will increase annual local expenditure in Wandsworth borough by around £42.9m.

### FIVE MILLION

Battersea Power Station has recorded a footfall of over 5 million since it first opened in October 2022.



#### GET IN TOUCH:



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