



106 Merton High Street
London
SW19 1BD
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Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

TO LET
INDUSTRIAL UNIT / WAREHOUSE
WITH FRONT OFFICE
Rent in region of £42,000 pa



Hinton Road/Coldharbour Lane
Loughborough Junction, SE24 0HJ



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Location: The property occupies a prominent corner position at the junction of Coldharbour Lane, Loughborough Road, and Hinton Road, providing excellent visibility and accessibility. It is situated adjacent to Loughborough Junction railway station and within close proximity to Brixton, a well-known and vibrant commercial hub.

Description: This 1,690 sq ft (157 sqm) industrial/warehouse unit is ideally positioned alongside a busy parade of retail premises at the junction with Coldharbour Lane. The property includes an front facing office space with prominent frontage onto the main road, offering excellent visibility for business use.

The unit benefits from both front and rear access, providing convenient loading and operational flexibility, three phase electricity, 2 WC and kitchenette area.

The surrounding area features a vibrant mix of commercial and residential properties, with nearby occupiers including a nail salon, food outlets, hairdressers, a Tesco Express, a pharmacy, and a variety of other local retailers, contributing to strong footfall and business activity.

Tenure: The unit is to be let on new FRI Lease.

Use: Class E. *Prospected tenants to make their own enquires.*

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

Rateable Value: Unit 1C rateable value is £25,750. You may be eligible for small business relief, which can affect the amount of rates that you pay; prospective tenants make their own enquiries.

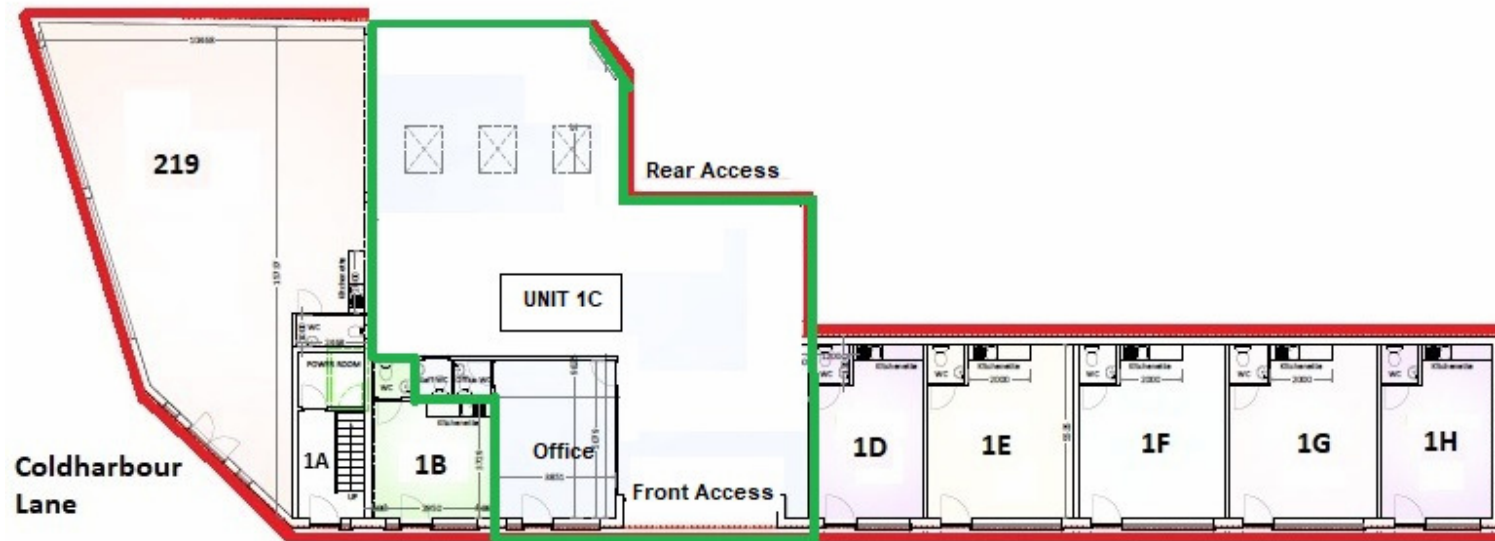
EPC: "C"

ALL TERMS & CONDITION ARE NEGOTIABLE

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers/tenant should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

FLOOR PLAN:

UNIT 1 C



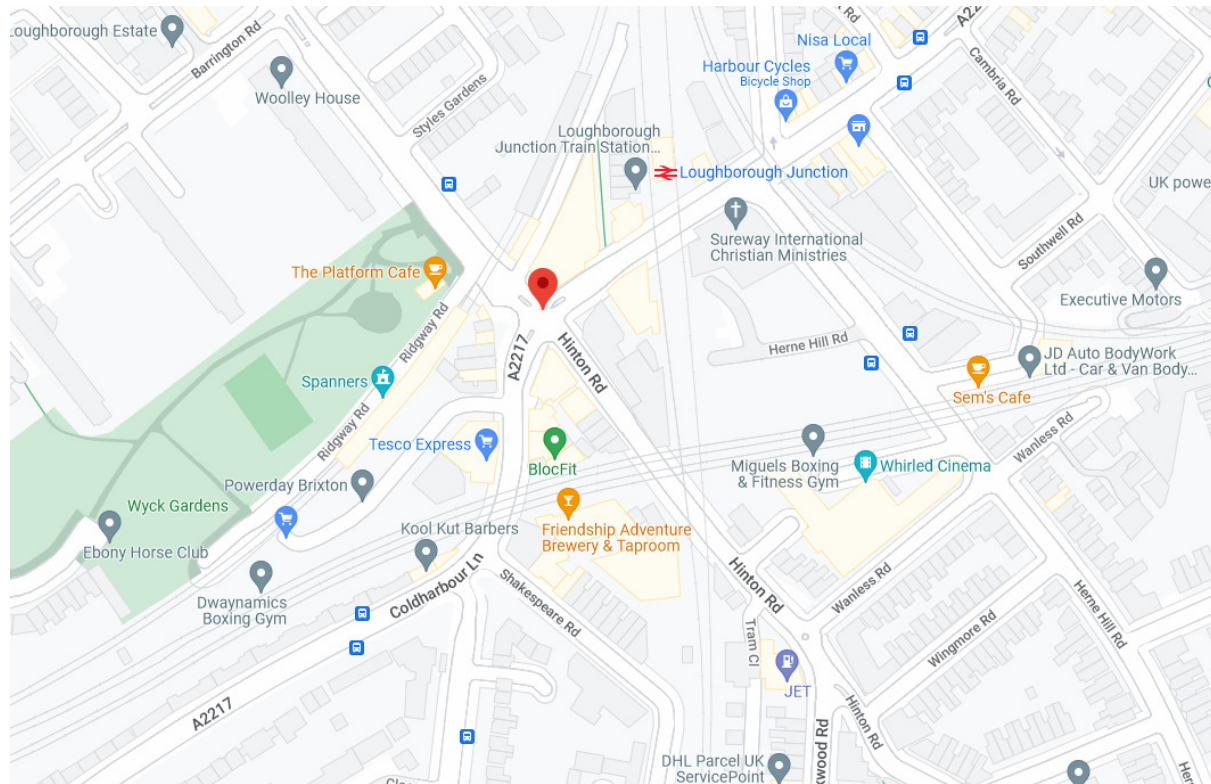
Hinton Road

PLAN 1



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