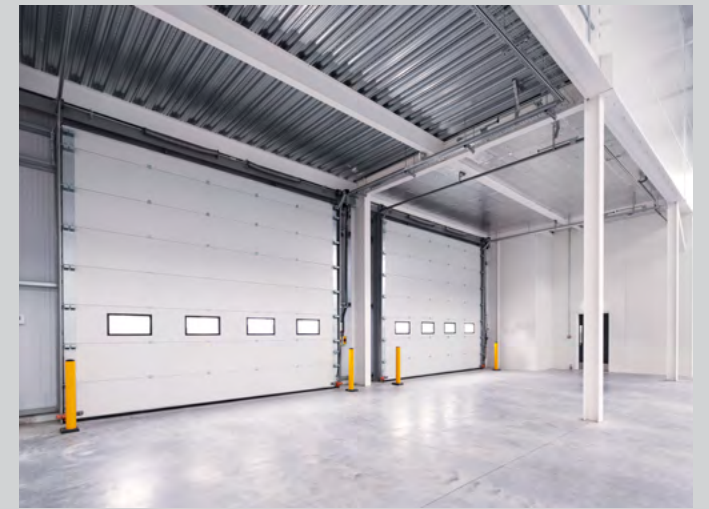


# VALOR PARK WANDSWORTH



THREE BRAND NEW INDUSTRIAL /  
TRADE UNITS TO LET  
**4,372 - 28,403 SQ FT** (406 - 2,638.7 SQ M)  
AVAILABLE NOW



LOCAL  
OCCUPIERS:



TOOLSTATION

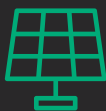
safestore

WOLSELEY

# 4,372 - 28,403 SQ FT

## SELF-CONTAINED ACCOMMODATION

### ESG FOCUSED



ROOFTOP SOLAR  
PV PANELS



EV  
CHARGING



EPC A+ AND  
BREEAM EXCELLENT



LED LIGHTING  
WITH PIR CONTROLS



GREEN  
WALL



NET ZERO  
CARBON SCHEME

### ACCOMMODATION

Different unit configurations are available.

| UNITS 1A            | SQ M  | SQ FT |
|---------------------|-------|-------|
| Warehouse           | 607.4 | 6,538 |
| Entrance Core       | 39.8  | 428   |
| First Floor Office  | 89.7  | 966   |
| First Floor Storage | 87.2  | 939   |
| Total               | 824.1 | 8,871 |

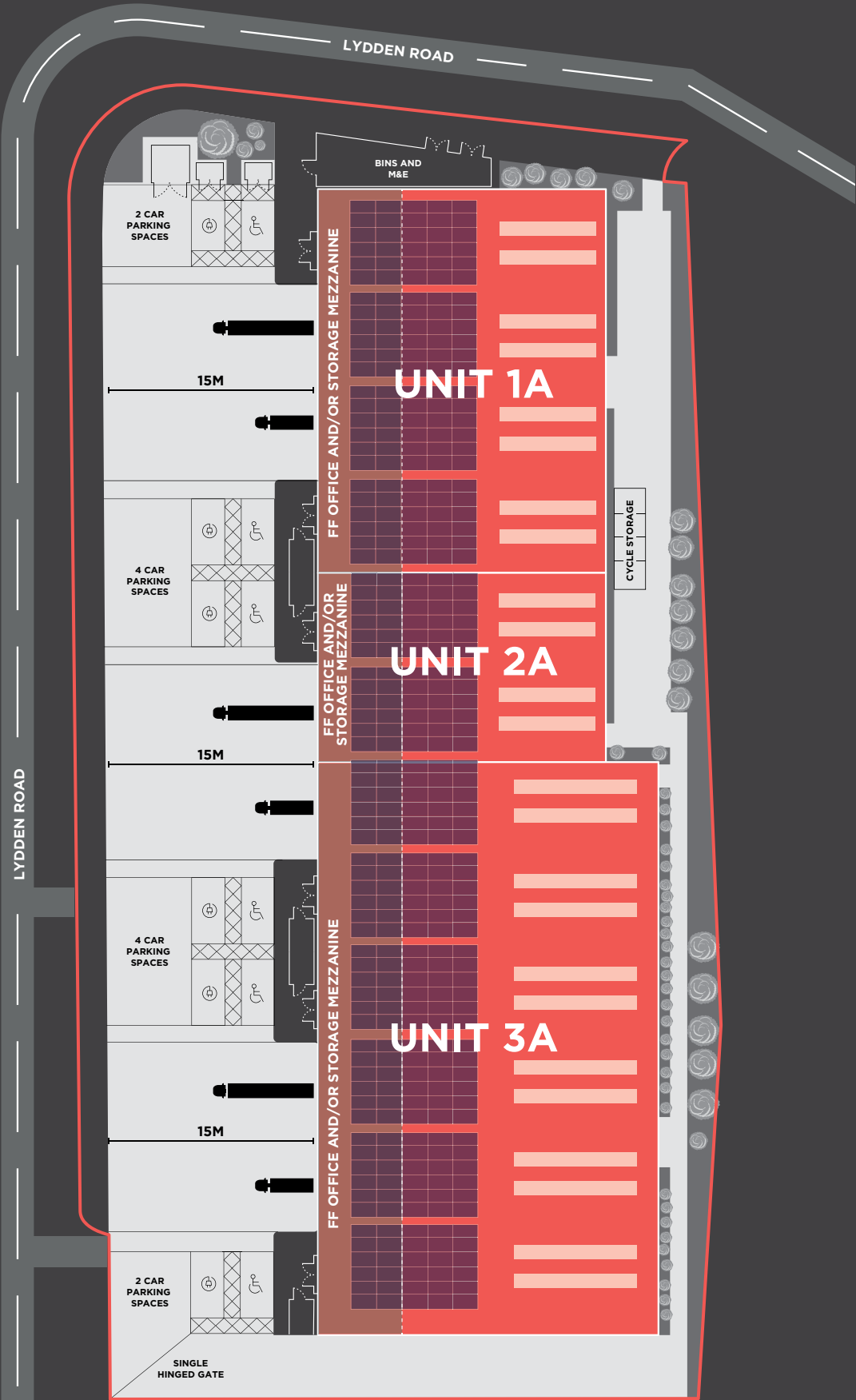
| UNIT 2A            | SQ M  | SQ FT |
|--------------------|-------|-------|
| Warehouse          | 281.7 | 3,032 |
| Entrance Core      | 37.3  | 401   |
| First Floor Office | 87.2  | 939   |
| Total              | 406.2 | 4,372 |

| UNITS 3A            | SQ M    | SQ FT  |
|---------------------|---------|--------|
| Warehouse           | 1,104.4 | 11,888 |
| Entrance Core       | 39.8    | 428    |
| First Floor Office  | 89.7    | 966    |
| First Floor Storage | 174.5   | 1,878  |
| Total               | 1,408.4 | 15,160 |

\*Areas listed are GEA

### DESCRIPTION

Valor Park, Wandsworth, is set to comprise 3 new, high-spec, self contained industrial and trade units on a secure and self contained site. The specification includes steel portal frame construction, roof lights, modern high quality office mezzanines, level access loading to each unit, 7.3m eaves heights, as well as 12 allocated parking spaces. Alternative unit configurations are also available to suit occupier requirements.



WELFARE/  
SHOWER FACILITIES



12 CYCLE  
STORAGE SPACES



FITTED  
OFFICES



7.3M CLEAR  
INTERNAL HEIGHT



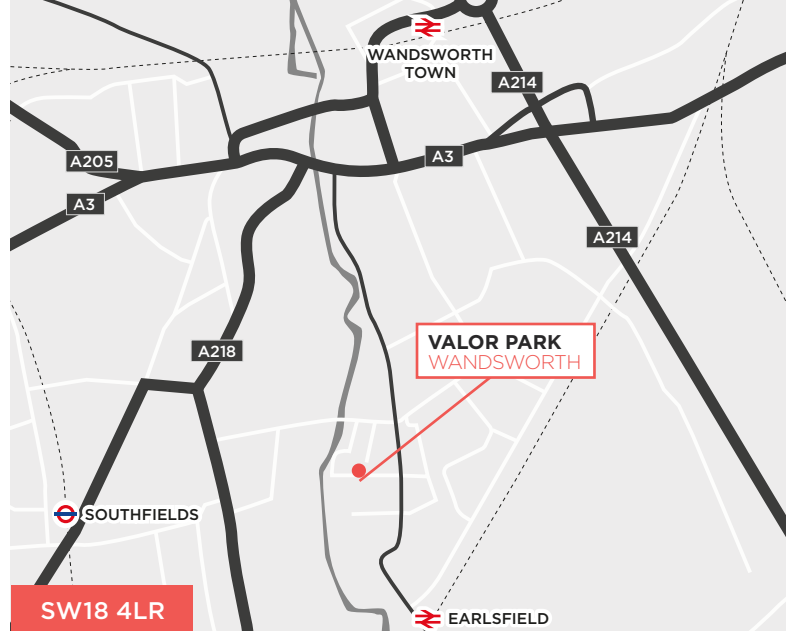
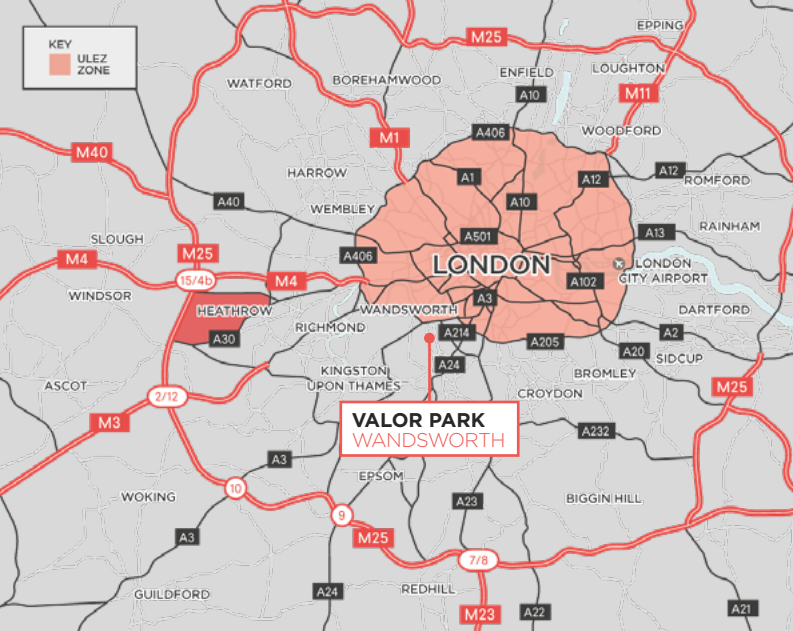
ALTERNATIVE UNIT  
CONFIGURATIONS  
AVAILABLE



SECURE  
SITE



VIEW THE AREAS  
DEMOGRAPHICS



## LOCATION

Valor Park Wandsworth is strategically located in a prime urban location, ideal for last mile logistics, distribution and trade.

With direct access to the A3, connecting it to the City of London in as little as 24 minutes, the M25 (J10) in 25 minutes and all the way to Portsmouth in 1 hour 10 minutes. The property is well connected to public transport networks, with Earlsfield train station 0.5 miles away and Southfields tube station 0.7 miles away.

| PUBLIC TRANSPORT         | MILES | TIME   |
|--------------------------|-------|--------|
| Earlsfield Station       | 0.5   | 3 mins |
| Southfields Underground  | 1.2   | 5 mins |
| Wandsworth Town Station  | 1.4   | 7 mins |
| Clapham Junction Station | 2.0   | 7 mins |

**EPC**  
EPC A+.

**COSTS**  
Each party to bear their own legal costs in this transaction.

**RENT**  
Upon Application.

**TERMS**  
The units are available by way of new FR&I leases on terms to be agreed.

| MAIN ROADS     | MILES | TIME        |
|----------------|-------|-------------|
| A214           | 0.9   | 4 mins      |
| A3             | 1.4   | 6 mins      |
| A24            | 2.1   | 6 mins      |
| Central London | 6.8   | 24 mins     |
| M25            | 17.6  | 25 mins     |
| Portsmouth     | 70.0  | 1hr 10 mins |
| Southampton    | 80.3  | 1hr 25 mins |

| AIRPORTS            | MILES | TIME    |
|---------------------|-------|---------|
| London City Airport | 14.2  | 40 mins |
| Heathrow Airport    | 15.5  | 24 mins |
| Gatwick Airport     | 23.3  | 45 mins |

## LOCAL POPULATION



SOURCE: Nomis

For further information or to arrange an inspection please contact the joint agents:



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