

# INDUSTRIAL WAREHOUSE / TRADE COUNTER UNIT

TO LET

COGENT  
REAL ESTATE



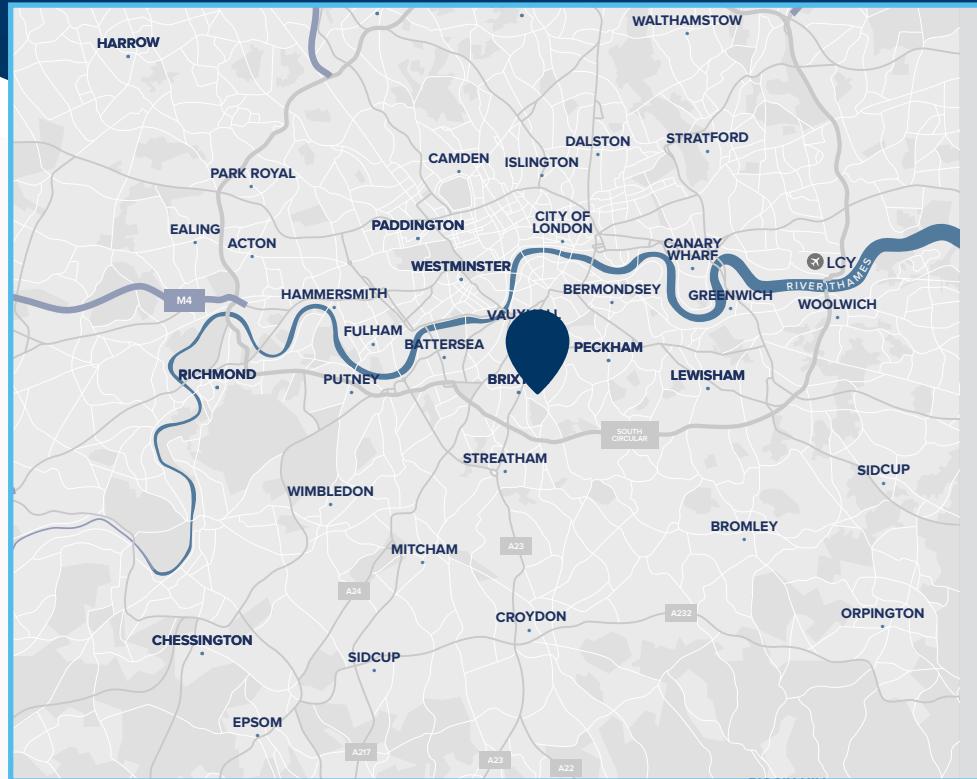
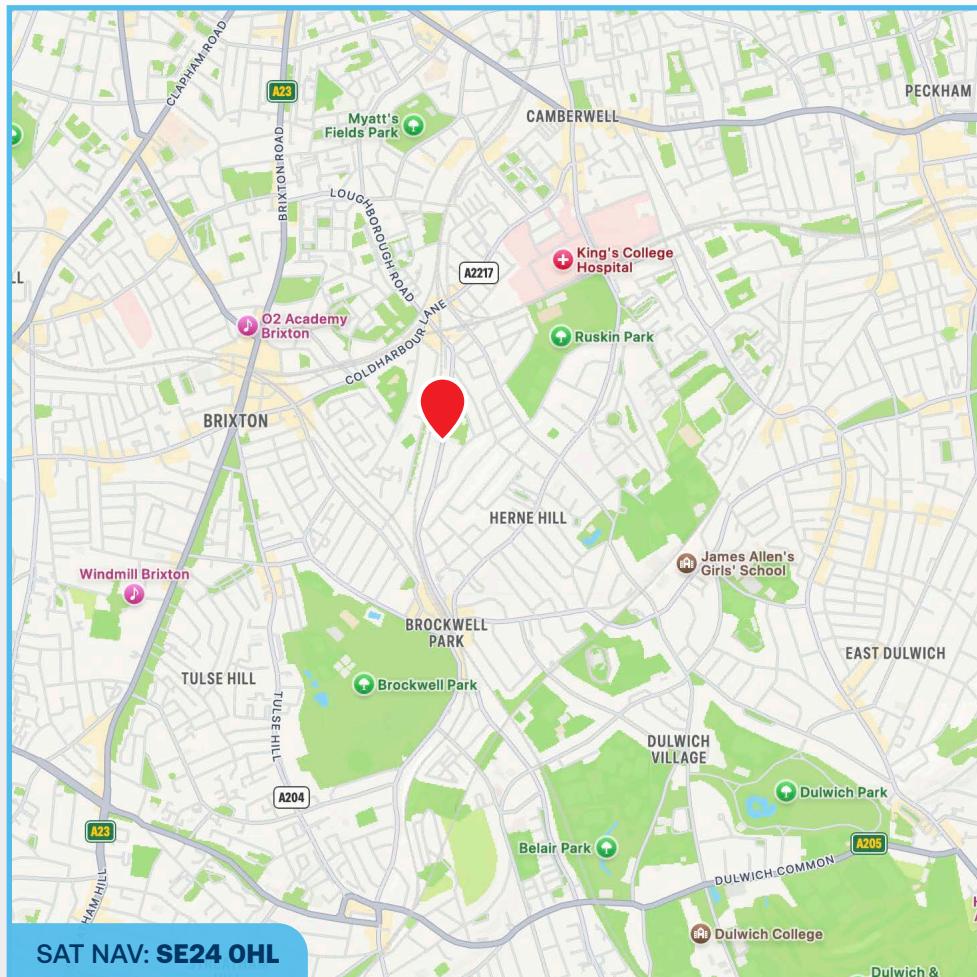
3 DYLAN ROAD, HERNE HILL, LONDON, SE24 0HL  
9,186 SQ FT / 853.40 SQ M

TO LET

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## LOCATION

The property is situated in Herne Hill within the London Borough of Lambeth offering strong urban connectivity and proximity to London's central business areas. Herne Hill is 5 miles from Central London between Brixton, Camberwell, and Dulwich. The property sits on the corner of Milkwood road and Dylan road, equal distance between Herne Hill and Loughborough Junction overground stations.



## CONNECTIVITY

The property benefits from excellent rail connectivity with the following stations all within walking distance:

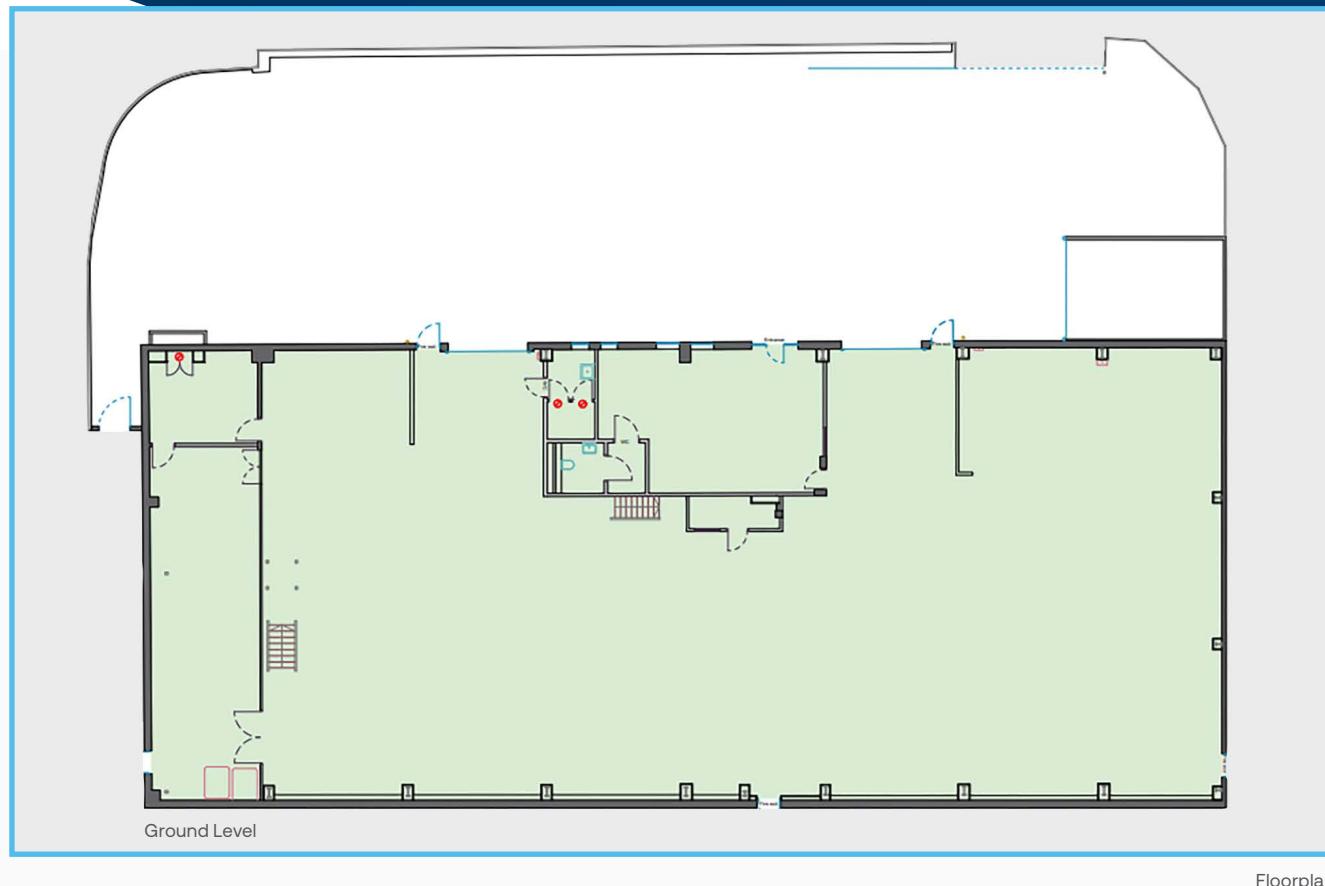
RAIL / UNDERGROUND	KM	WALK TIME
Herne Hill Overground Station	0.5	11 minutes
Loughborough Junction Overground Station	0.5	15 minutes
Brixton Underground Station	1.2	23 minutes

## DESCRIPTION

The property consists of a steel portal frame warehouse and private gated yard. The warehouse benefits from ground and first floor office accommodation and an additional mezzanine floor in the warehouse which can be removed if required. The warehouse is served by 2 up and over electric loading doors and could be split to offer 2X individual units. The property is currently being used as a vehicle servicing centre however would support a range of other uses such as Trade Counts use (\*Subject to planning).

## ACCOMMODATION

FLOOR	SQ FT	SQM
Ground floor warehouse	7,211	669.92
Warehouse mezzanine floor	687	63.82
<b>TOTAL WAREHOUSE AREA</b>	<b>7,898</b>	<b>733.74</b>
Ground floor office	642	59.64
First floor office	646	60.01
<b>TOTAL OFFICE AREA</b>	<b>1,288</b>	<b>119.65</b>
<b>GROSS INTERNAL AREA</b>	<b>9,186</b>	<b>853.40</b>
<b>YARD</b>	<b>5,176</b>	<b>480.86</b>

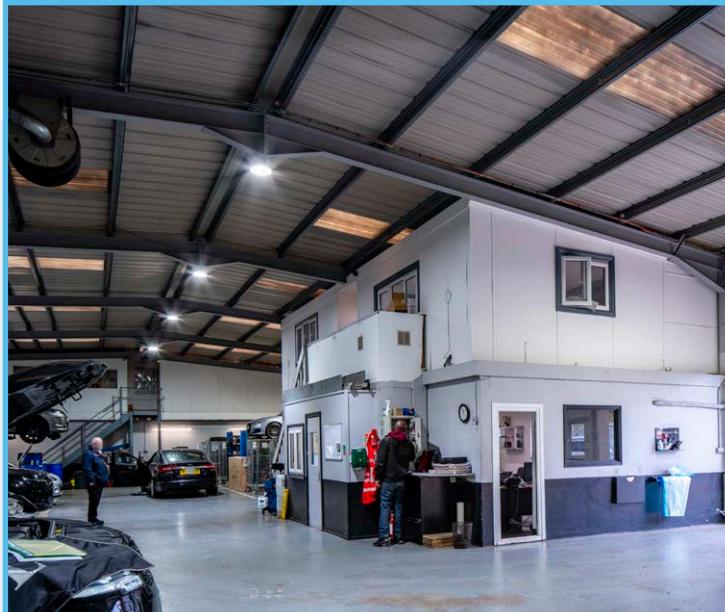


## SPECIFICATION

- Eaves 4.33m rising to 5.05m
- Self contained gated site
- All main services
- Ground and first floor office accommodation
- WC's
- Kitchenette
- Potential for Trade Counter use

## LOCAL STATISTICS

- **7135 vehicle movements** passing per day (2019)
- Local population of **317,700** (2021)
- Median age of a local resident is **33 years old** (source: ONS & DFT 2021)





## EPC

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## TERMS

The property is available by way of new FRI lease at an annual rent of £275,000 pa + VAT.

## DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

## LEGAL COSTS

Each party to bear their own legal costs.

## RATES

The rateable value is currently £87,500 which based on the current multiplier means the rates payable is £48,562 pa. We advise all interested parties to seek confirmation of the Business Rates and rates payable from the VOA and offer no reliance on these figures.

## VAT

All pricing is subject to VAT.



## FURTHER INFORMATION

For further information, or to arrange a viewing, please contact Cogent Real Estate on the details below:

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