

TO LET

COGENT
REAL ESTATE

INDUSTRIAL WAREHOUSE/CAR SERVICING CENTRE

Available March 2026

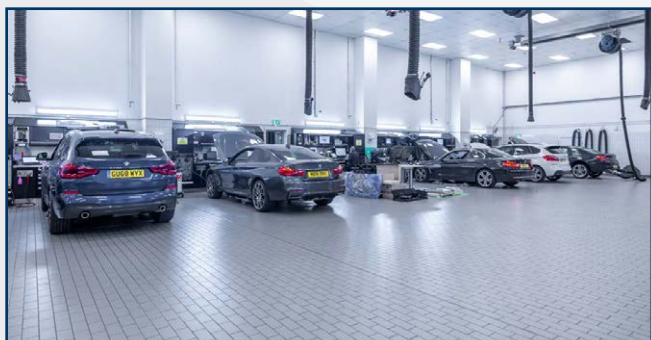
STEWARTS ROAD, BATTERSEA, SW8 4UG

TO LET

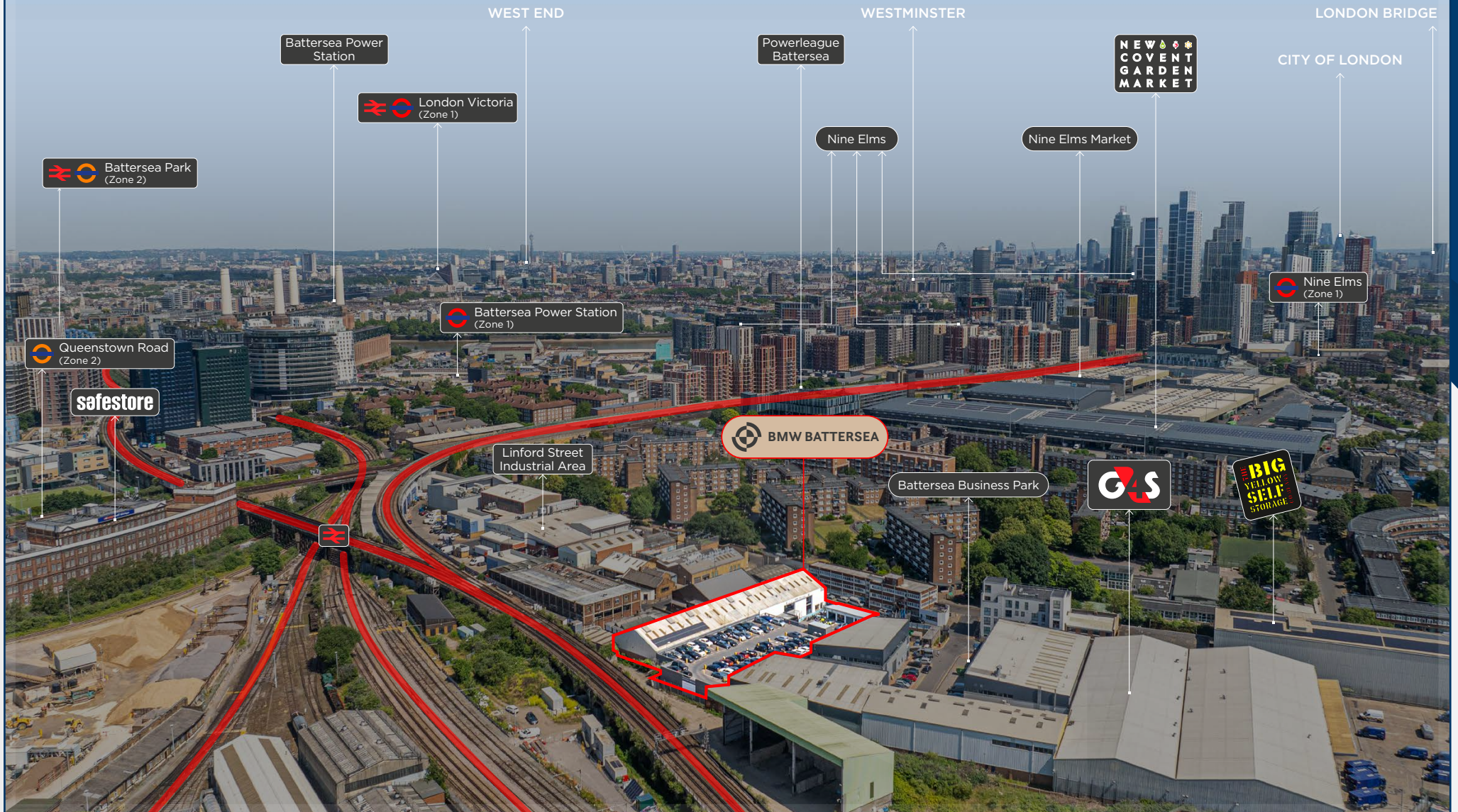
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SUMMARY

- An ultra-urban, last mile industrial warehouse currently used as a vehicle servicing centre located in **Zone 1 Central London**, benefitting from unrivalled access to the capital;
- **Exceptionally affluent** and densely populated catchment with London's most established and high-profile areas including Westminster, The West End and The City, all easily accessible within short drive and public transport times;
- **Extensively refurbished in 2015**, the unit is utilised as a modern car and motorbike service centre. This refurbishment incorporated a significant extension of the service centre at ground floor level and development of a brand new 70 space car parking deck at first floor level. This unique multi-storey design has enhanced the overall parking/yard provision on site, whilst increasing the service centre operation at ground floor level;
- The property is currently occupied by BMW however will be available to let from **March 2026**.
- The modern design offers a **service centre** comprising 42,570 sq ft (GEA), with a 16,656 sq ft first floor mezzanine currently utilised as a car park. The total extent of the property is 59,226 sq ft (GEA);
- The property is situated on a **self-contained 1.08 acre site**, and benefits from a yard depth of 32m;



AERIAL

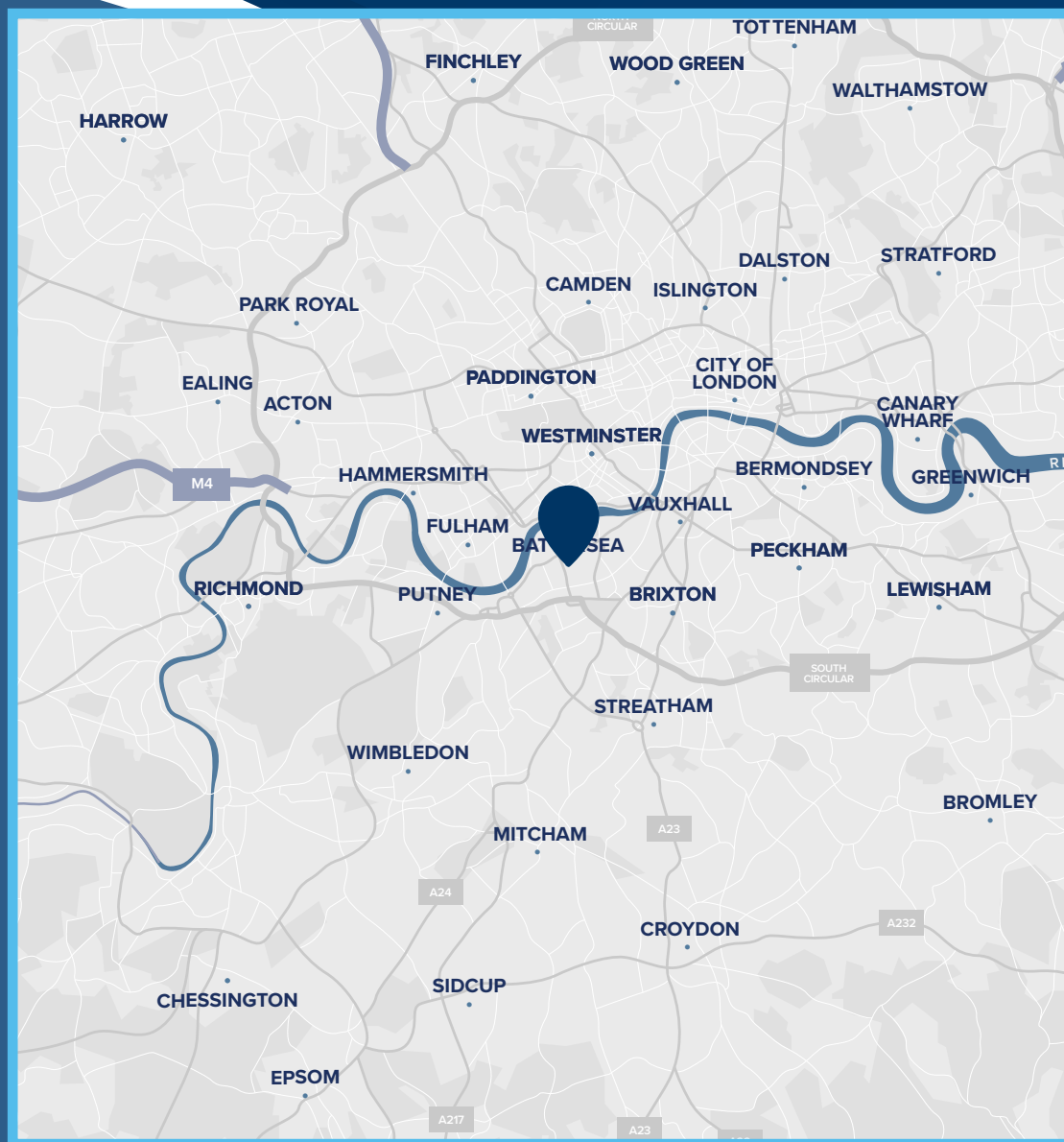


CONNECTIVITY

MAJOR ROADS	DISTANCE	DRIVE TIME
A3036 (Wandsworth Road)	0.2 miles	2 mins
A3	0.7 miles	4 mins
A205 (South Circular)	2.2 miles	7 mins
A4	4.4 miles	12 mins
M4 (Chiswick Flyover)	7.9 miles	20 mins
M1	10.6 miles	30 mins
M4 / M25 Interchange	18.2 miles	30 mins

KEY LOCATIONS	DISTANCE	DRIVE TIME
Vauxhall	1.25 miles	5 mins
Clapham Junction	1.6 miles	7 mins
The West End	3 miles	15 mins
The City of London	4 miles	20 mins

OVERGROUND & UNDERGROUND STATIONS	WALK TIME
Wandsworth Road (Z2 - Overground)	10 minutes
Battersea Park (Z2 - Overground)	14 minutes
Queenstown Road (Z2 - Overground)	19 minutes
Battersea Power Station Tube Station (Z1 - Northern Line)	11 minutes
Nine Elms Tube Station (Z1 - Northern Line)	19 minutes
Stockwell Tube Station (Z2 - Victoria Line)	21 minutes



SITUATION

The property is situated in the heart of Battersea's highly constrained core industrial area towards the southern end of Stewart's Road, approximately 300 metres north of the intersection with the A3036 (Wandsworth Road).

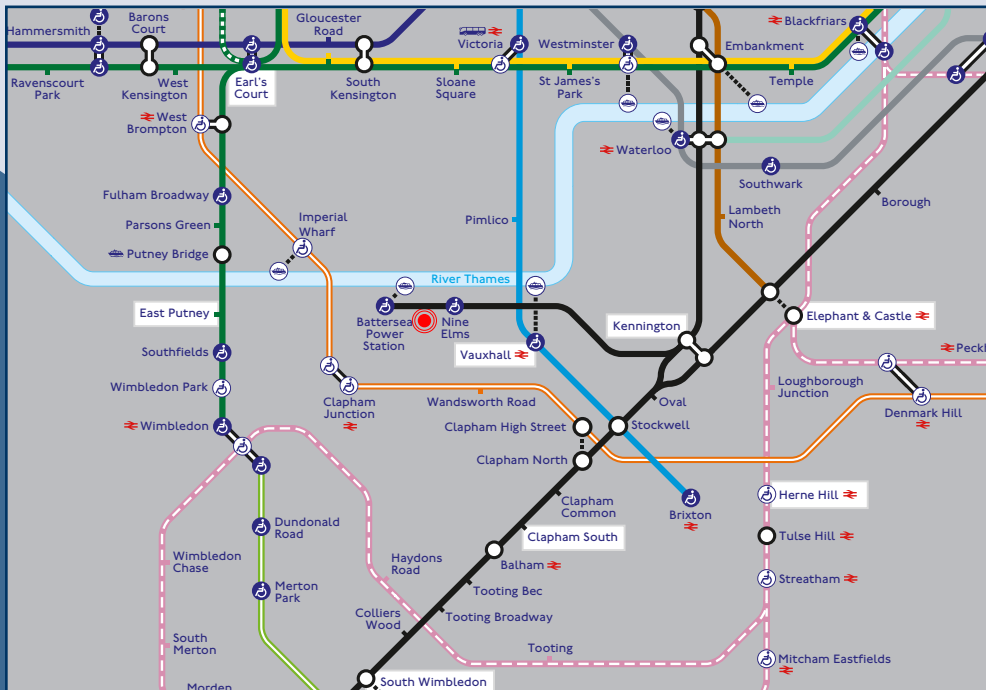
The unit boasts an exceptional Zone 1 location, advantageously positioned in the core of Central London. This prime positioning ensures seamless connectivity and swift access to densely populated areas, making it an ideal hub for last-mile logistics and other mission-critical industrial uses.

This unique position has attracted national occupiers including:



HARVEY & BROCKLESS

Royal Mail



DESCRIPTION, SITE & ACCOMMODATION

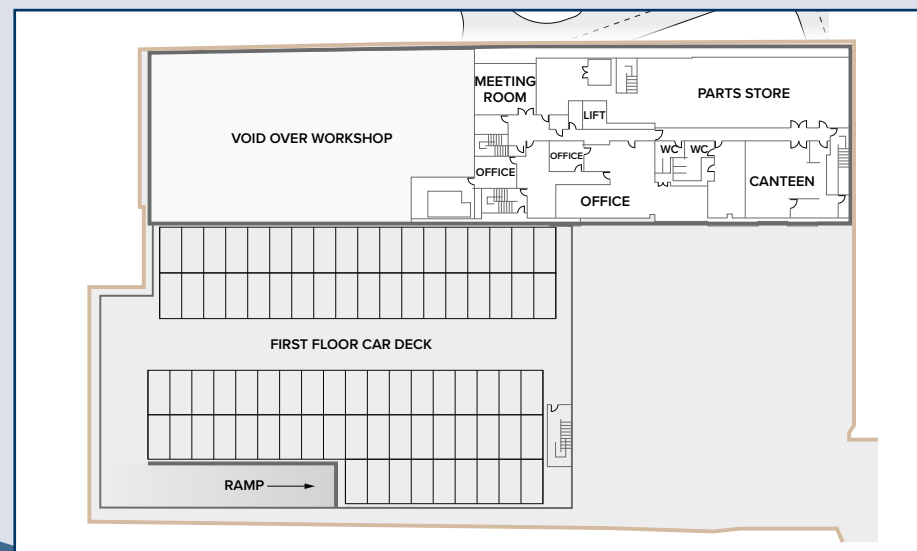
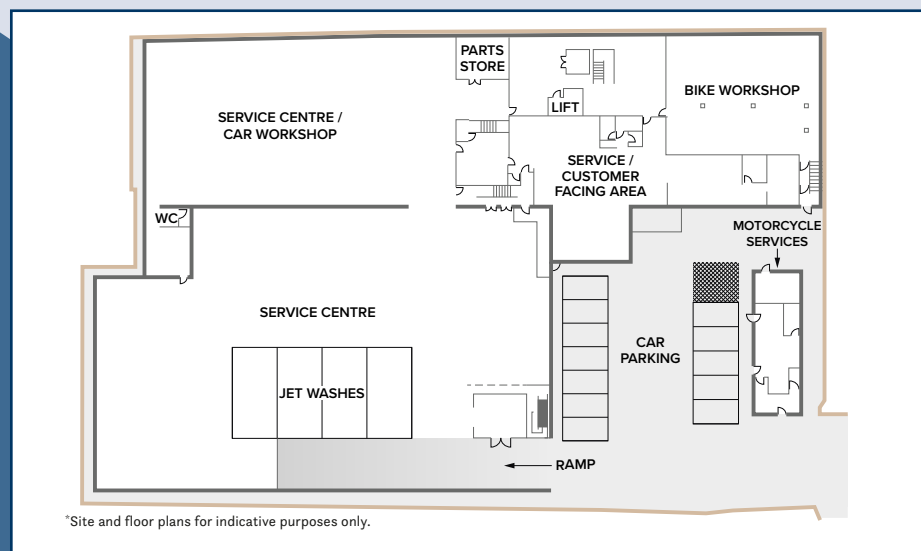
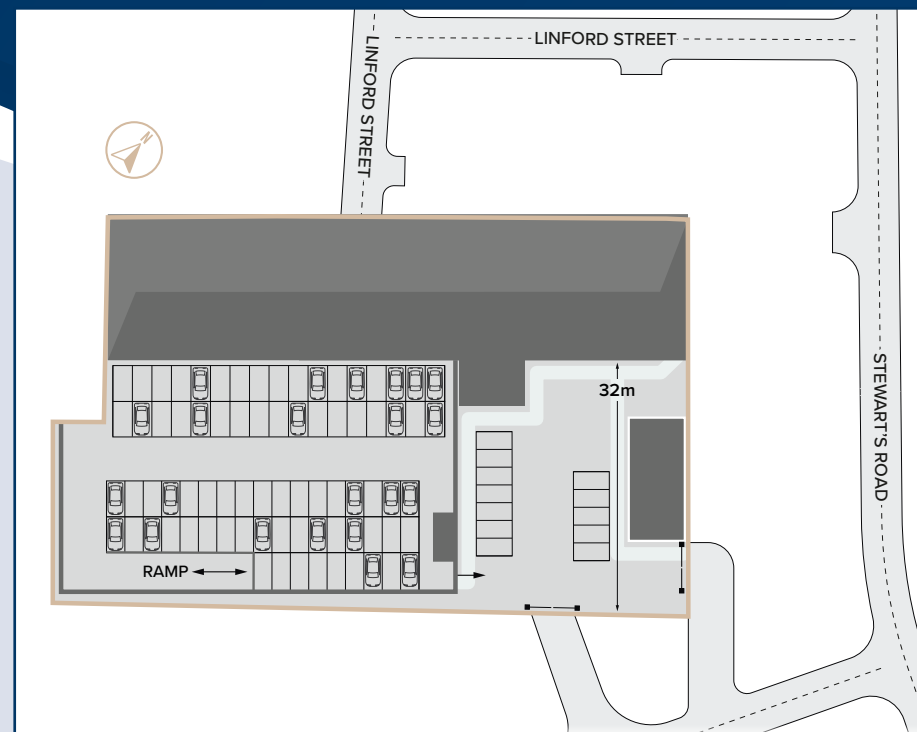
Battersea is an ultra-urban industrial property located within Zone 1 Central London.

Extensively refurbished in 2015, the unit is utilised as a car and motorbike service centre.

The 2015 refurbishment incorporated a significant extension of the service centre at ground floor level and development of a brand new 70 space car parking deck at first floor level, spanning the south-west part of the site. This unique multi-storey design has enhanced the overall parking/yard provision on site, whilst increasing the service centre operation at ground floor level.

As outlined in the table below, the property comprises a 42,570 sq ft (GEA) service centre with an additional 16,656 sq ft first floor mezzanine, currently utilised as a car park. There are a total of approximately 95 car parking spaces on site.

FLOOR	SQ FT (GEA)
Service Centre (GF)	33,697
Service Centre (FF)	8,873
Car Deck (inc ramp)	16,656
Total Area	59,226



SPECIFICATION

The property benefits from the following excellent base specification fundamentals:



Steel Frame
Construction



Extensively Refurbished
in 2015



Service Centre of
42,570 sq ft (GEA)



Clear Internal
Heights: 6.1m & 4m



EPC Rating
of C



32m
Yard Depth



Integral Office
Accommodation



Customer Amenity
Provision



95 Car Spaces



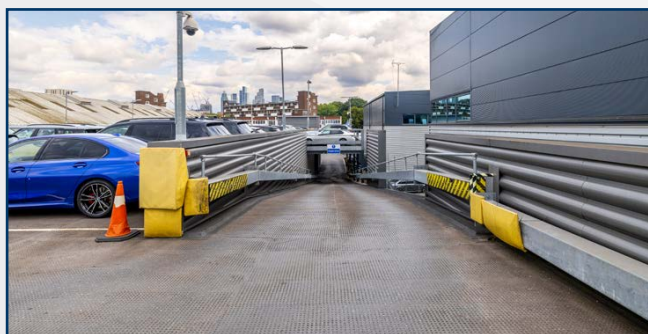
1.08
Acre Site



Secure Gated
Site



EV Charging
Points



VAT

The property is elected for VAT.

EPC

C.

ANTI-MONEY LAUNDERING

The successful party will be required to satisfy AML requirements once Heads of Terms are agreed.

FURTHER INFORMATION

COGENT
REAL ESTATE

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