

# TO LET

TRINIDAD  
WHARF,  
CARNWATH  
ROAD, LONDON,  
GREATER  
LONDON  
SW6 3HR

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**2 Acres**  
**0.81 Hectares**

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- Circa 2 acres
  - Class 1 open storage
  - Concrete surface
  - Power, water and drainage
- 

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## LOCATION

Situated in Fulham with frontage to the River Thames, the site benefits from its positioning within inner London. This area is strategically located close to the A3 and A205, offering excellent connectivity across South London and surrounds. The site supports a mix of industrial uses, from pallet storage, fleet parking, distribution of construction materials, scaffolding and last mile related uses. The location is ideal for businesses requiring robust transport links such as the local road network, and rail network via location stations including Wandsworth Town, Parsons Green and Imperial Wharf. These lines provide frequent service to London Waterloo and central London.

## DESCRIPTION

This Fulham Industrial Outdoor Storage (IOS) site presents an unrivalled opportunity to occupy a c. 2 acre site of genuine scale within inner London. Offering a concrete surface, this site is suitable for a range of occupiers looking for a unique opportunity in an urban area.

### Key Property Features:

- c. 2 acres of Class 1 IOS space
- Water, power and drainage throughout the site
- Secure and fenced
- The only site of genuine scale available in the local market
- Versatile site suitable to a range of users
- Strategic location with a robust road network
- Up to 2 years available
- Temporary planning is to be obtained by the Landlord

## ACCOMMODATION

| Name         | Size                           |
|--------------|--------------------------------|
| <b>Total</b> | <b>2 Acres (0.81 Hectares)</b> |

## TERMS

A new licence is available direct from the Licensor on terms to be agreed.

## RENT

On application.

## EPC

No EPC is required.

## LEGAL COSTS

Each party to bear their own costs.

## VAT

VAT is elected.

## VIEWING

Strictly by appointment with agents.

## CONTACT

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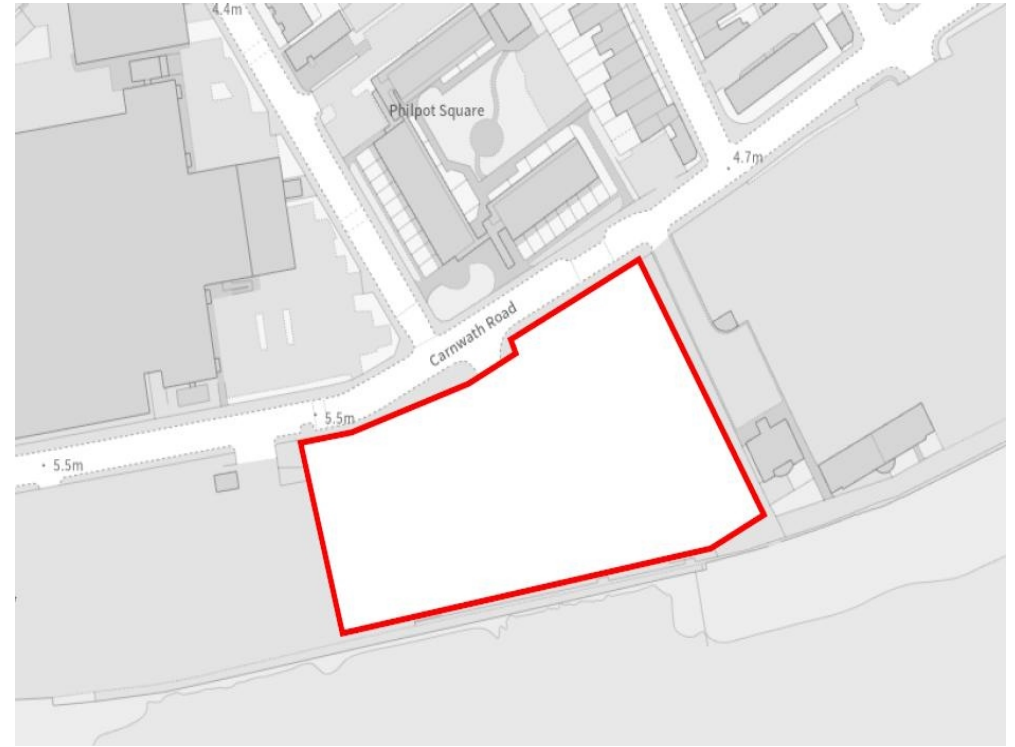
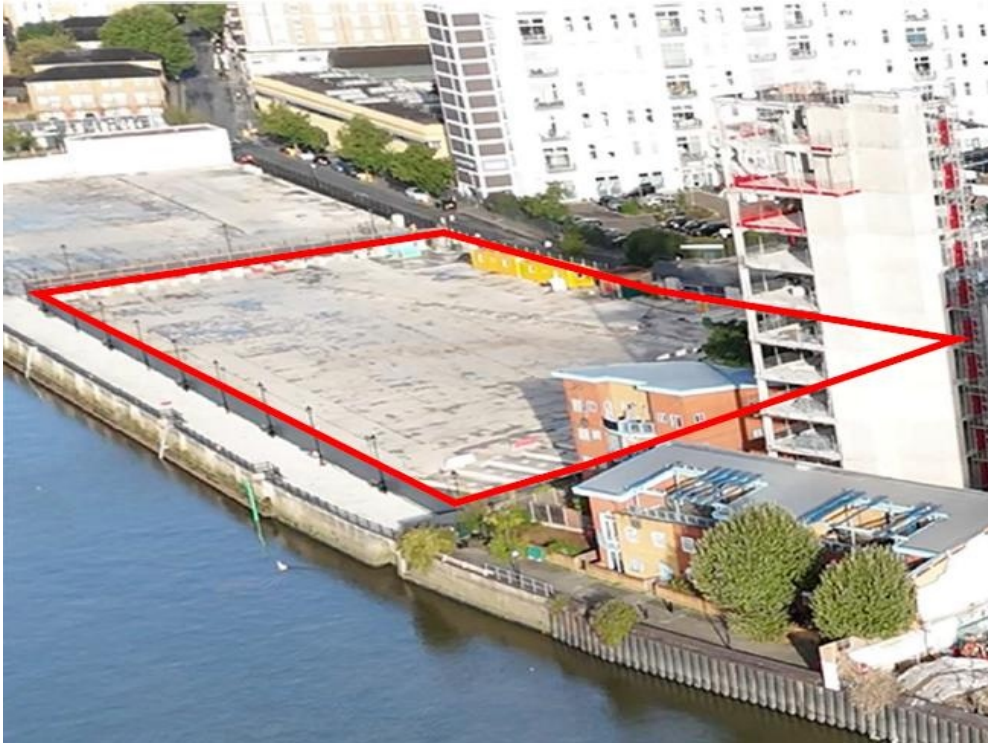
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## IMPORTANT INFORMATION

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