

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Unit 5 Prince Georges Road, London, SW19 2PT Asking price £2,100,000

A rare opportunity to purchase outright this London based modern warehouse unit.

This unit has parking for up to 14 vehicles. This building is of a portal frame construction and capable of supporting industrial loads.

Although the current floor area is already of substantial size: 5795 square ft [ 538 sq m], it can be further increased by up to 3,228 square ft (300 sq m) with the addition of a mezzanine level.

Currently there are two office areas and a large warehouse that is laid out as a car repair and spraying workshop. However, the beauty of this type of unit is the fact it can be reconfigured to reflect the potential purchaser's business requirements.

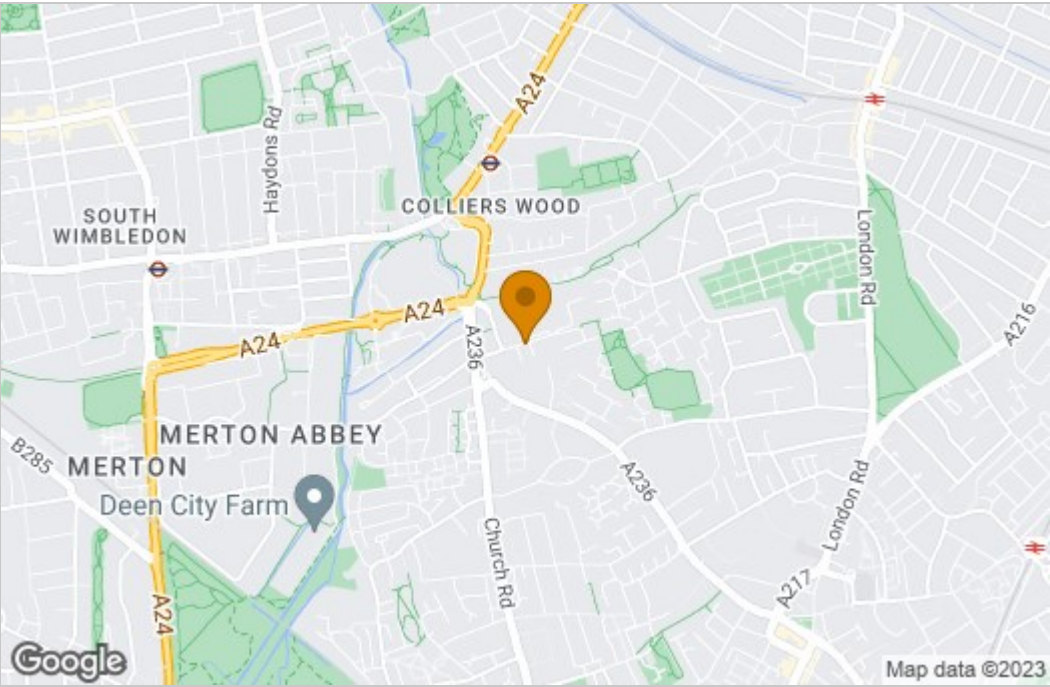
The property is sold freehold and currently vacant.

£2.1 Million pounds.

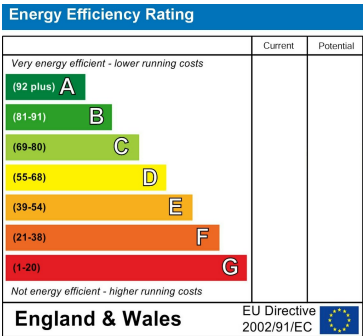


Floor Plan

Area Map



Energy Efficiency Graph



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