

To Let

Unit 15 Falcon Court,
Earlsfield,
SW17 0JH

High Quality Business Unit
2,953 sq ft (274.34 sq m)

- Rarely Available, Centrally Located
Modern Business Unit
- Secure Shared Yard
- 4 allocated parking spaces
- Other Nearby Occupiers Include, Arrow
Electrical Lighting, Wimbledon Art Studios
and Gander & White

Your partners in property



The Property

Description

A well laid out modern estate with good loading and car parking provision. The units are of steel portal frame construction with steel profiled elevations and roof sheeting.

There is a fitted open plan first office accommodation. The unit also benefits from a showroom and a kitchenette area. There is a warehouse storage area within the unit.

Accommodation

	Sq Ft	Sq M
Ground floor	1,869	173.6
First floor offices	1,084	100.7
Total	2,953	274.3



Fitted open plan, first floor office accommodation



Warehouse lighting



Generous loading apron



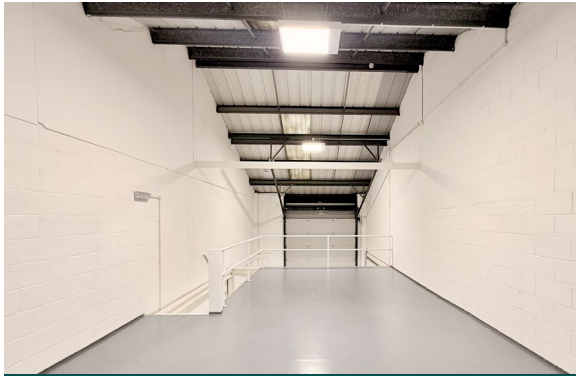
4 allocated car parking spaces



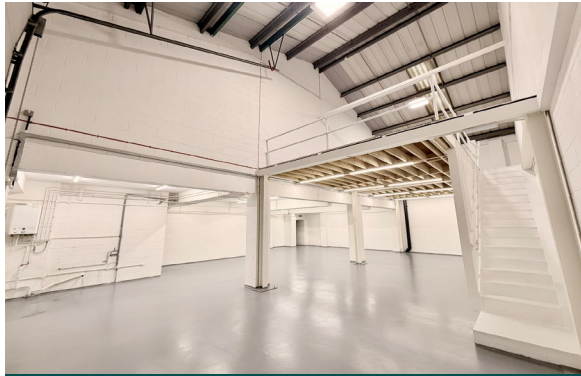
A fenced and gated shared yard



Flexible undercroft area for showroom, trade counter or low height storage



Warehouse mezzanine



Ground floor warehouse



Ground floor warehouse



First floor office



Shower

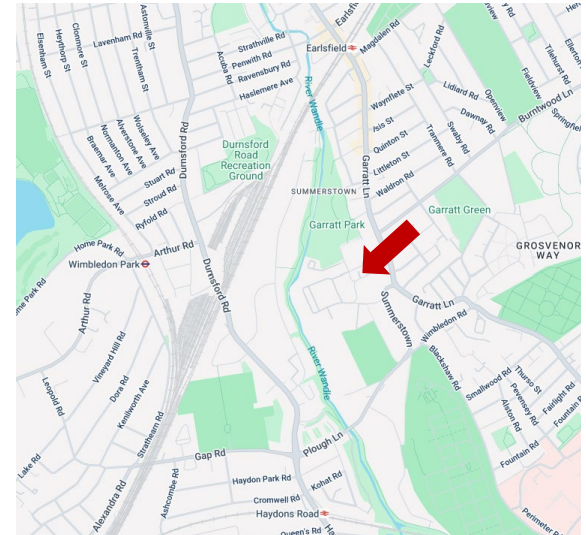


Kitchen area

Location

Falcon Court is located on St Martins Lane, Earlsfield. The A3 is 2 miles to the north providing access to Central and South-West London and the M25. The A24 is 1 mile to the South-East providing access to Mitcham, Croydon, South London and the M25 / M23.

Public transport is via Earlsfield Station (0.5 miles) providing South-Western services to Clapham Junction and Waterloo and the South-West. Bus routes 44, 77 and 270 provide access to Victoria, Tooting, Mitcham and Putney.



Contact

Terms

The unit is available on new Full Repairing and Insuring leases on terms to be agreed.

Due Diligence

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

EPC

D-84

Rates

RV £62,500 (April 2023).

RV £79,500 (From 1st April 2026).

All interested parties should direct their enquiries to Wandsworth Local Authority.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Service Charge

A service charge may be levied for the upkeep of the common parts of the estate.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated January 2026. Photographs dated December 2025.

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