

FOR SALE
0.27 ACRES

**ESTABLISHED MANAGED
WORKSPACE CENTRE/
DEVELOPMENT SITE IN
EARLSFIELD**

**9 LYDDEN ROAD
EARLSFIELD, LONDON,
SW18 4LT**



SUMMARY

- Single ownership freehold site
- Site area extends of c. 0.27 acres (c. 0.11 hectares)
- Existing building extends to c. 14,667 sq. ft. NIA (19,138 sq. ft. GIA)
- Ability to increase the massing on site following positive planning discussions for redevelopment
- The building is currently c. 60% let on short-term licence/lease agreements with gross rents of c. £45 psf (inclusive of SC, rates), with a current rental income of £380,200
- Recent refurbishment works on the common areas– Reception/Kitchen/Break out areas
- The site forms part of a Locally Significant Industrial Area (LSIA), which seeks to promote commercial and industrial uses
- Surrounding occupiers include a range of self-storage, automotive, light industrial and distribution businesses
- The site is located just 0.35 miles from Earlsfield train station with direct links to Clapham Junction and Waterloo
- Guide Price: Offers in excess of £3.0m

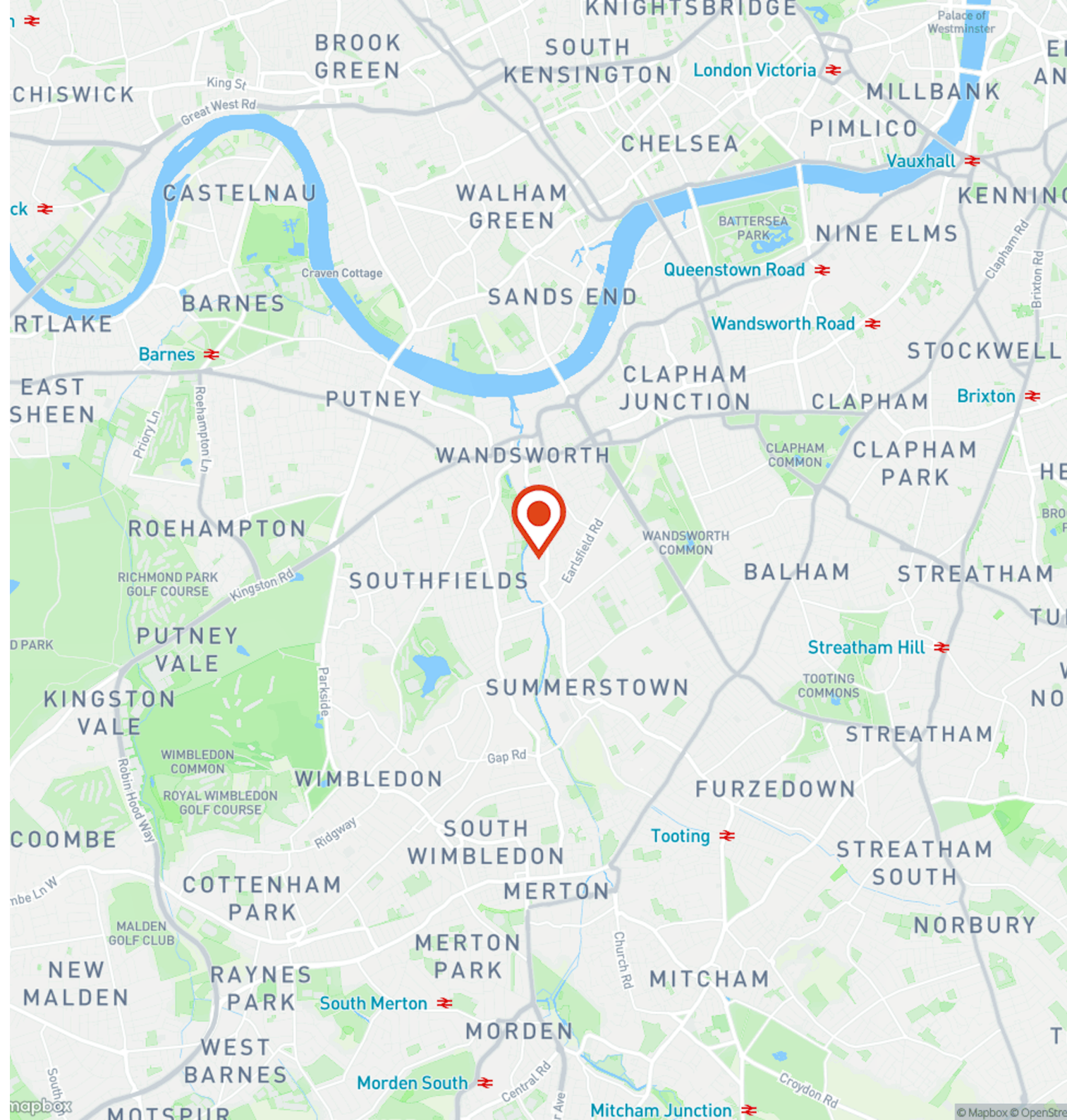


LOCATION

The current building is bound to the west by Pirate Studios, a music recording studio, and by an open storage yard to the east. To the north, opposite the site on Lydden Road, is the Crew Clothing site which recently obtained planning permission for a new industrial/logistics development. Valor are targeting £45psf on their Lydden Road Industrial/Trade units (4,000–28,000 sq ft).

To the south, beyond Bendon Valley, is a self-storage facility owned by Safestore and the new Taylor Wimpey development site 'King Georges Gate' totalling 400 apartments.

The site is situated in Earlsfield, a well-connected area in southwest London with a mix of residential and commercial uses. The area is served by Earlsfield Station which offers direct National Rail services to Clapham Junction and London Waterloo. The A3 and South Circular (A205) are easily accessible, providing good road links into central London and out to the M25. The area is well positioned for servicing both central and southwest London markets. Garratt Lane offers a range of local amenities including cafés, gyms, and convenience retail, supporting both local residents and businesses.





9 LYDDEN ROAD EARLSFIELD, LONDON | SW18 4LT

FURTHER INFORMATION

DESCRIPTION

The property is known as the Earlsfield Business Centre, comprising of a former auction house and showroom, that has been converted into office use. The building is arranged across a number of small office workspaces extending from 151 to 671 sq. ft. alongside communal facilities including a kitchen, meeting room, toilets and breakout space. The original planning for conversion to office use included an additional floor to the front which was not built out.

The building covers the full site and comprises a two-storey property with a rear mezzanine, it has a painted brick facade, fronting Lydden Road. The office element has a flat roof, meanwhile the warehouse a pitched metal profiled roof facing Bendon Valley. There main pedestrian access to the business centre is on Lydden Road, with a loading door to the rear on Bendon Valley.

NB- There is the possibility of acquiring the adjoining site (Pirate Studios) on terms to be agreed which in total would give an area of 0.5 acres.

PLANNING

Planning Policy:

The London Borough of Wandsworth adopted its Local Plan 2023–2038 in July 2023. In the adopted Local Plan the site is located in a Locally Significant Industrial Area (LSIA).

Policy LP34 (Managing Land for Industry and Distribution) states that in LSIA's, the redevelopment of sites must provide at least the full replacement of existing industrial floorspace. Part B (3) of the policy highlights that the intensification of the sites for industrial purposes through increased floorspace will be strongly encouraged.

A pre-application submission document was submitted in October 2024 on behalf of NeedSpace? Ltd in order to engage with Wandsworth Borough Council regarding the site.

The pre-app proposal was for the demolition of the existing industrial building and intensification of employment uses. It proposes to construct a new industrial building of up to 1,874m² GEA of modern flexible employment floor space. The proposed use was submitted as Class E(g)(iii), B2 & B8, along with ancillary office space. The proposed building has the potential to be split into two units.

There have been two meetings with the Council to discuss the proposals. The minutes are available upon request, but we note the following:

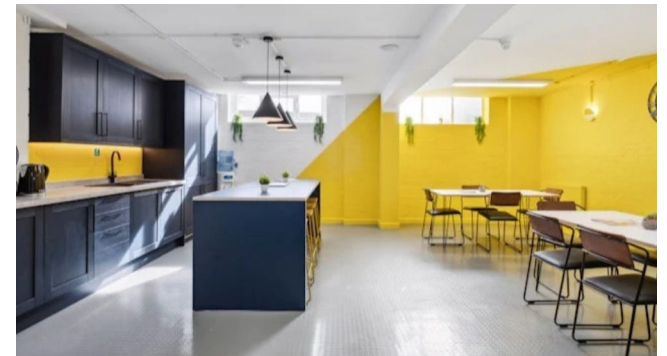
LB Wandsworth noted that industrial floorspace is maximised on the site, the scheme was amended to provide additional floorspace by relocating the offices to the 2nd floor. This was well received by the Council in second Pre-App meeting.

- The scheme is confirmed as being policy compliant
- Affordable workspace would need to be considered, but this could be by way of a contribution via viability assessment
- The servicing and parking strategy was broadly seen as supported.

GALLERY



GALLERY



ENQUIRIES



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VIEWINGS

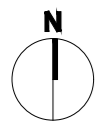
Contact us to arrange

DATA ROOM

Documentation is available upon request

FURTHER INFORMATION

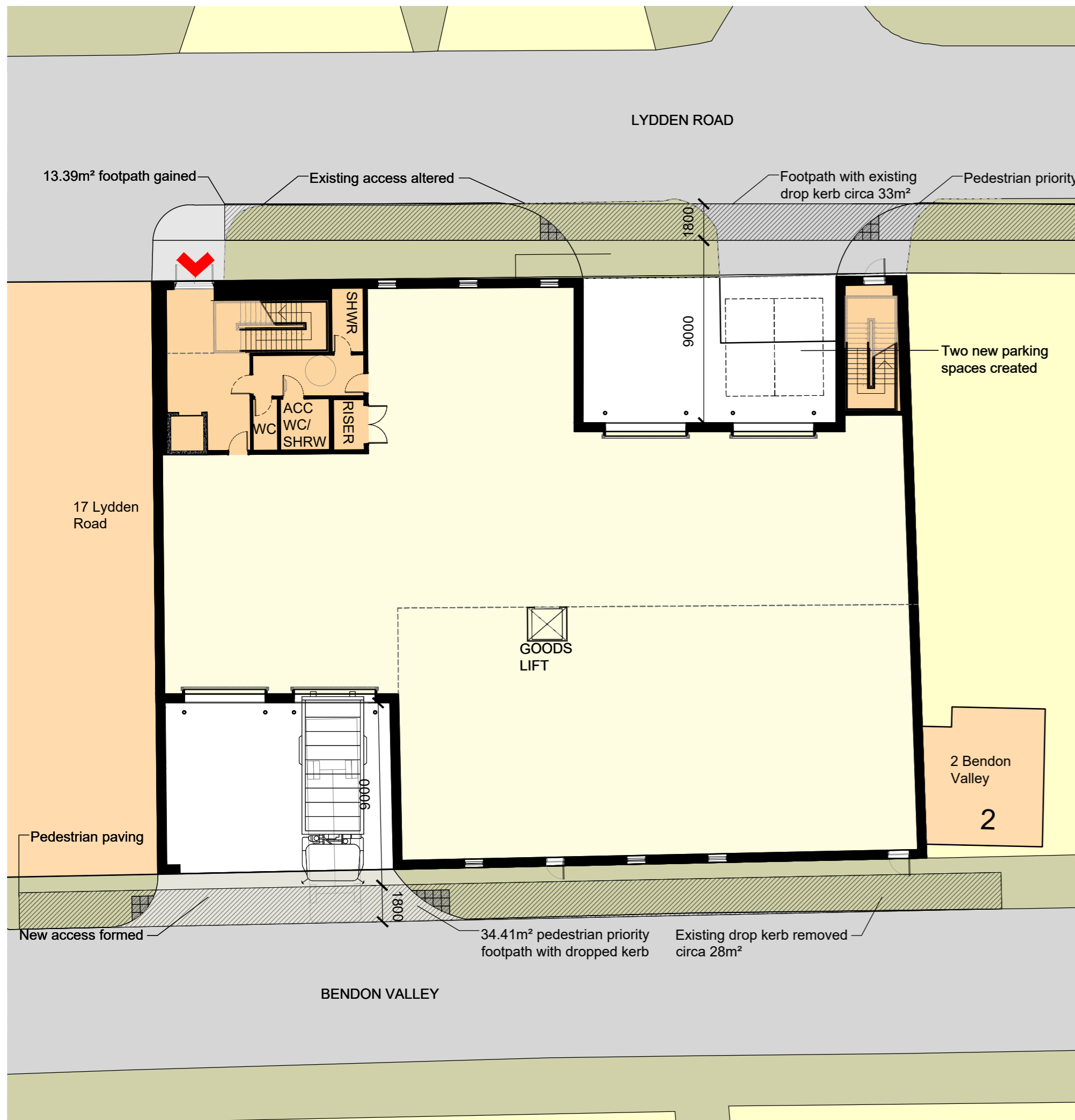
- [View details on your website](#)



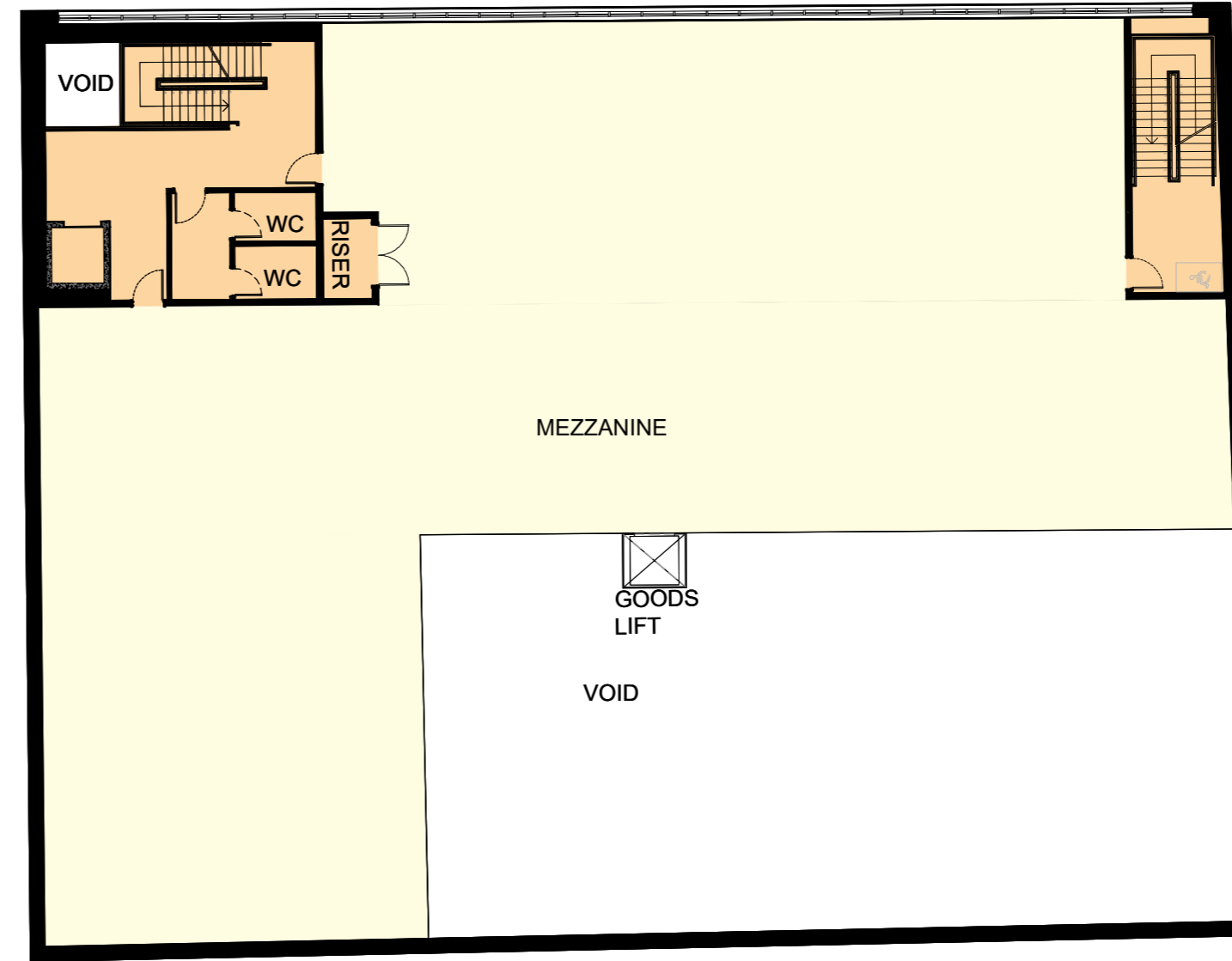
Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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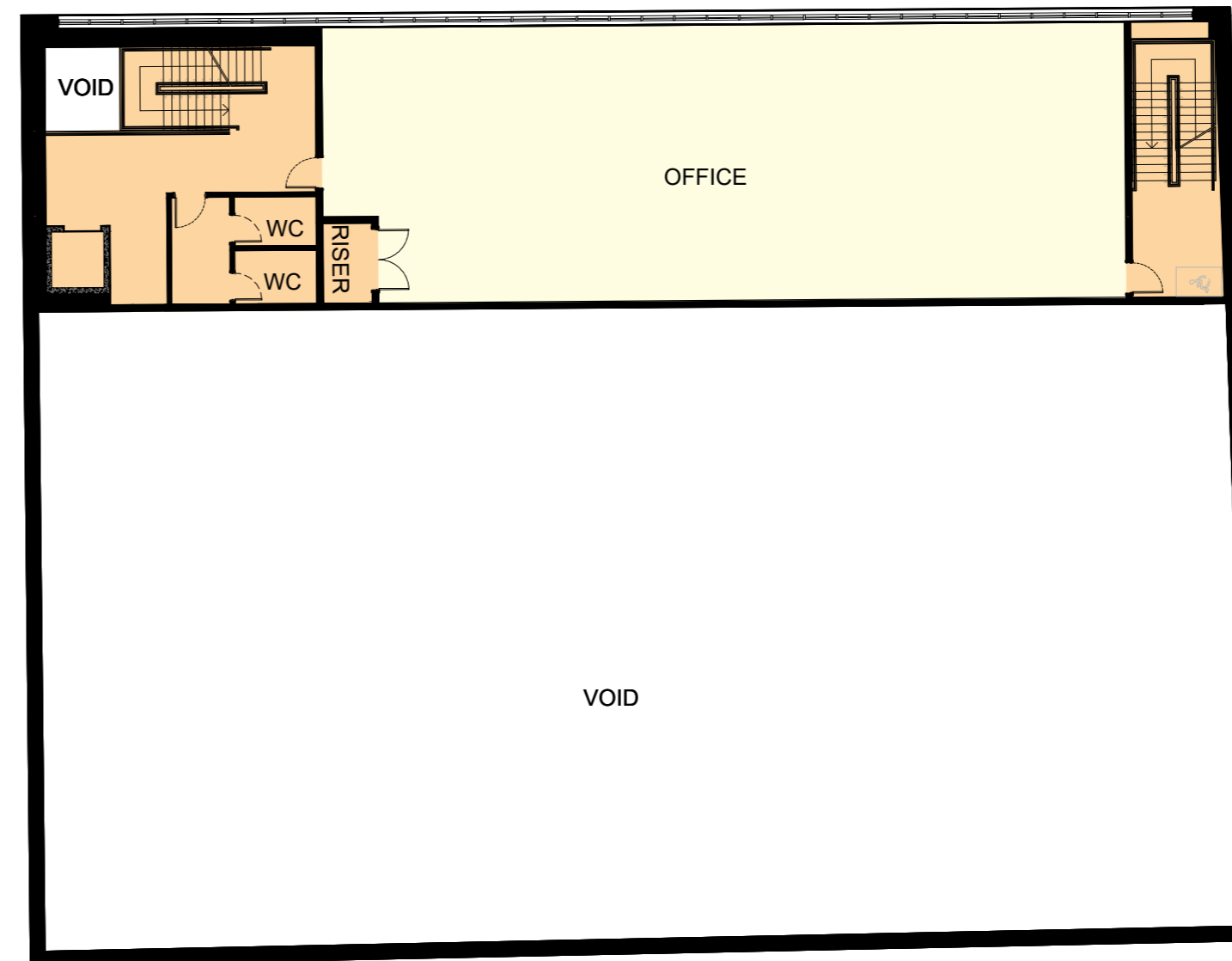
Revisions: _____ Drawn/Chkd: _____ Date: _____



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Existing Building GIA: 1,778m²

OPTION 1	
GROSS INTERNAL AREA	
GF	840m ²
FF MEZZ	724m ²
SF OFFICE	310m ²
TOTAL	1,874m² / 20,171ft²

GEA 2,192m² / 23,594ft²
(Including secure undercroft)

CIH 14m
First floor height 6.7m from FFL
Office percentage: 18%

Client:
NEEDSPACE? LTD

Project:
9 LYDDEN ROAD

Drawing Title:
PROPOSED FLOOR PLANS

Scale @ A2: 1:200
Checked by: ME
Date: MARCH 25

Job No: 11658
Stage: FE 012
Drawing No: *
Rev: *

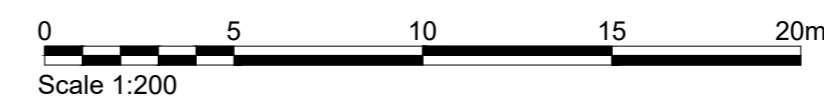
Issue Status:
Construction Preliminary
Information Approval
Tender



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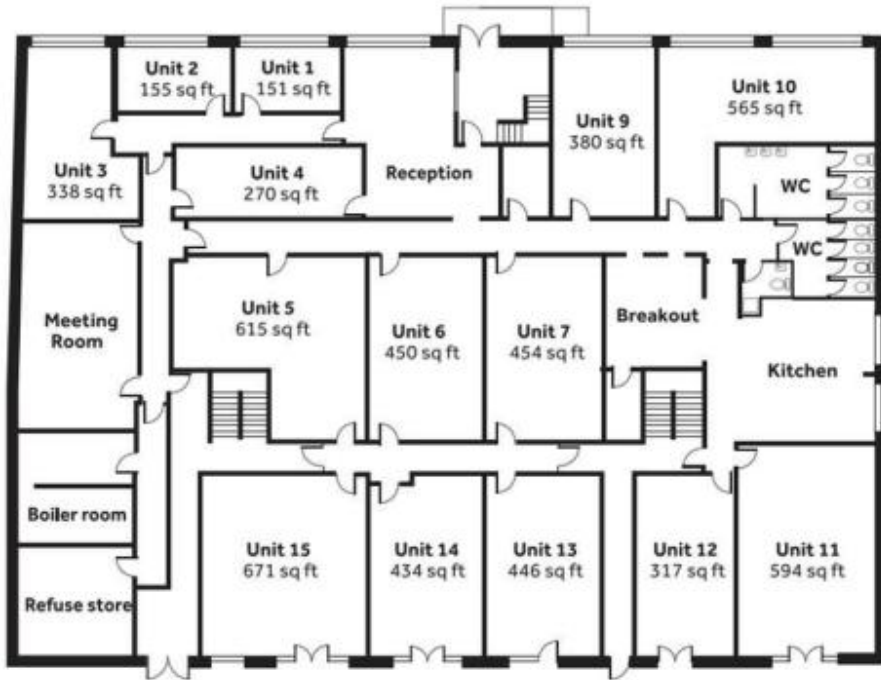
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EXISTING FLOORPLANS

GROUND FLOOR PLAN



FIRST FLOOR PLAN

