



Unit 3 Merton Road Industrial Estate Wandsworth SW18 5JS

SHORT TERM INDUSTRIAL / STORAGE UNIT

Area: 5,570 FT² (517 M²)

Initial Rent: £85,000 PA



LOCATION
Merton Industrial
Estate



PARKING
Forecourt



TUBE
District line



ROLLER DOOR
Installed



USE CONSENT
General Industrial



EAVES HEIGHT
6.5m



3 PHASE POWER
On-site



AVAILABILITY
Immediate



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Continued →
→



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LOCATION:

Merton Road Industrial Estate is located in Wandsworth, 2.7 miles north east of Wimbledon.

The A3, which provides access to the M25 to the south and Central London to the north east is less than 1 mile from the estate.

Merton Road benefits from excellent local bus links to Central London. Southfields Underground Station (District Line) is less than 10 minutes walk.

Local occupiers include Amazon, HSS, Magnet and Screwfix.

FLOOR AREA:

| PREMISES | AREA FT ² | AREA M ² |
|--------------------|----------------------|---------------------|
| Warehouse | 4,570 | 425 |
| Office (Mezzanine) | 1,000 | 93 |

DESCRIPTION:

Unit 3 situated within Merton Industrial Estate within the London Borough of Wandsworth comprises an open-plan warehouse / storage plus mezzanine level. The unit extends to a total area of approximately 5,570 sq.ft.

Forecourt parking and loading area with roller shutter doors.

Available on short term flexible lease.

TENURE:

Sub-let of existing lease until 21st October 2021.

Longer lease via arrangement.

VAT:

Applicable

SERVICE CHARGE:

POA pa.

RATES PAYABLE:

pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.

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