



TO LET

Unit 3 **Merton Road Industrial Estate** Wandsworth SW18

SHORT TERM INDUSTRIAL / STORAGE UNIT Area: 5,570 FT² (517 M²) Initial Rent: £85,000 PA

\bigcirc	Locat Mert Estat
	TUBE



PARKING Forecourt





ROLLER DOOR Installed



USE CONSENT General Industrial

EAVES HEIGHT 6.5m



3 PHASE POWER On-site

AVAILABILITY Immediate

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Continued

Houston Lawrence

Unit 3 Merton Road Industrial Estate Wandsworth SW18

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 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:	RATES PAYABLE:
Terms to be agreed.	£32,000 pa.
VAT:	EPC:
Applicable	Available upon request
SERVICE CHARGE:	LEGAL COSTS:
Upon application	Each party responsible for their own legal costs.

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OFFICES:

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