

COMING SOON



Trade Counter/Warehouse Unit 2,484 sq ft (230.8 sq m)

Unit 4, 271 Merton Road Industrial Estate, Wandsworth SW18 5JS



Property Features

- Rarely available trade unit
- Prime trade park location
- Other estate occupiers include Halfords Autocentre, Speedy, Electric Centre, Crown & Johnstone's Decorating Centres
- To be refurbished

LOCATION

271 Merton Road Industrial Estate is located in Wandsworth, 2.7 miles north east of Wimbledon Town Centre and 1.5 miles south west of Wandsworth Town Centre. 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.

Southfields Underground Station (District Line) is 0.4 miles away. Bus route 156 provides transport between Wimbledon and Vauxhall.

DESCRIPTION

Unit 4 comprises a mid-terrace, single bay, concrete framed, lattice roofed trade counter / warehouse unit providing the following:

- 4.73m minimum clear height rising to 5.96m at the apex
- 2 WC's
- Manual sectional up and over level loading door
- 4 allocated car parking spaces
- The property will be fully refurbished

ACCOMMODATION

Approximate GIA	Sq. Ft.	Sq.M.
Warehouse	2,484	230.8
Total	2,484	230.8

For further details please contact:



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May 2019 – subject to contract

TERMS

Unit 4 will be available by way of a new FRI lease on terms to be agreed. Quoting rent available by way of the sole agent.

REATALE VALUE

The property has a rateable value of £35,000 and is described as “workshop and premises”. All interested parties should direct their enquiries to Wandsworth Local Authority ref: 00040940271144

EPC

C:75

PLANNING

Unit 4 has a B8 (storage & distribution) planning consent.

