

WAREHOUSE/LIGHT INDUSTRIAL UNIT & YARD TO LET

4A UNIT 4 LYON ROAD, MERTON INDUSTRIAL ESTATE WIMBLEDON SW19 2RL

GROSS INTERNAL AREA - 1,025 26 sq. m (11,036 sq. ft) APPROX.

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CHARTERED SURVEYORS



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The premises are located on Lyon Road which is just off Windsor Avenue on the Merton Industrial Estate in Wimbledon. This is an established industrial estate with close links to both Wimbledon and Morden.

There are good communications via Morden Road tram station linking both Wimbledon and East Croydon stations. South Wimbledon / Colliers Wood London underground station (Northern Line) is close by.

DESCRIPTION

The premises comprise the entire ground floor offering warehouse / light industrial accommodation as well as office space to the front. There is also a mezzanine floor within the warehouse area.

Minimum eaves height of 3.90m approx. and 2.88 m approx. below underneath the mezzanine. There are two 3.0m loading doors in the side and to the rear elevations servicing accessed via a self-contained "L" shaped yard. There is additional car parking to the front of the unit.

BUSINESS RATES

Rateable Value (2023) is £65,000.

We recommend contacting Merton Council to confirm.

ACCOMMODATION

The property has an approximate net internal floor area of:

Ground Floor: 671 sq. m (7,222 sq. ft)
Mezzanine: 354 sq. m (3,814 sq. ft)

ENERGY PERFORMANCE RATING

Rating D (88)

LEASE

A new lease will be granted for a term to be agreed. Available January 2024.

RENT

£10.50 per sq. ft plus VAT

VIEWING

Strictly by appointment through Sole Agents.

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