

REFURBISHED WAREHOUSE/LIGHT INDUSTRIAL UNIT & YARD

TO LET

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

UNIT 1, 4 LYON ROAD, RIVERSIDE INDUSTRIAL ESTATE WIMBLEDON SW19 2RL

GROSS INTERNAL AREA - 1,022 sq. m (11,000 sq. ft) APPROX.



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 of Windsor Avenue on the Riverside 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 have been recently refurbished and comprise the entire ground floor offering warehouse / light industrial space with internal welfare area, and additional office accommodation on the first floor. Minimum eaves height of 3.30m approx. and 6.40m approx.at the apex. There are four 3.0m loading doors in the side elevation servicing accessed via a self-contained 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 gross internal floor area of:

Ground Floor: 816 sq. m (8,782 sq. ft)
First Floor: 354 sq. m (1,879 sq. ft)

ENERGY PERFORMANCE RATING

Rating TBC following refurbishment

LEASE

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

QUOTING RENT

£18.00 per sq. ft plus VAT

VIEWING

Strictly by appointment through Sole Agents.

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