

# Well Located Industrial / Trade Unit – TO LET - Immediately Available

## Unit 5 Windsor Park, Windsor Avenue, London, SW19 2TJ



- 10 mins walk from South Wimbledon Underground Station

- 2,126 sq. ft. (197.5 sq m)\*

- 4 car parking spaces

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## Size

2,126 sq ft

## Tenure

Leasehold

## EPC

TBC

## Rent

Upon application

**May 2017**

## Location

The property is well located within south west London in the Borough of Merton. The unit is located a short distance from the A24, which in turn links to the M25 Circular to the South and Central London to the North.

The site benefits from being within walking distance from South Wimbledon Underground Stations.

## Description

The property is of steel portal frame construction with brick elevations overlaid with profile metal cladding. Office accommodation is provided at first floor level. The unit extends to 2,126 sq ft and benefits from the following specification:

- Approx. 3.45m Floor to ceiling height
- One ground level loading door
- Warehouse lighting
- Dedicated forecourt loading area to the front
- Three phase power
- 4 car parking spaces

## Rateable Value

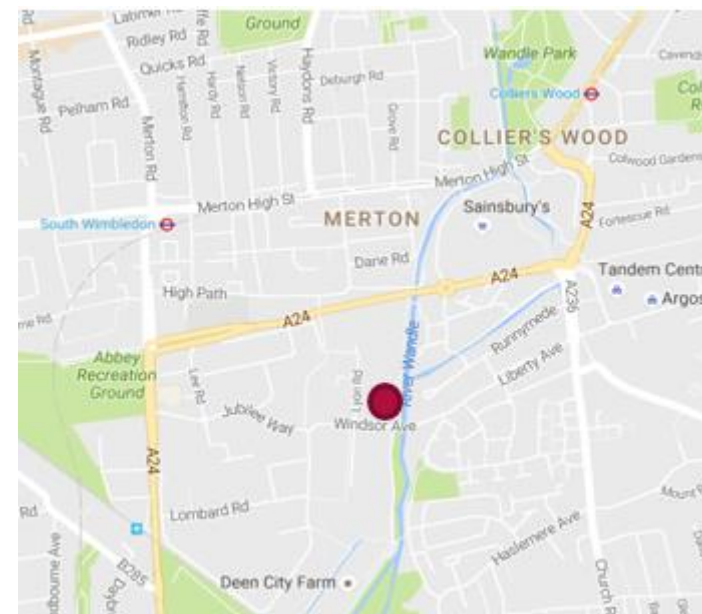
The current rating assessment covers both Units 4 & 5. The assessment will need to be separated if the units are to be taken on independently. Interested parties are advised to make their own enquiries of the local authority in this regard.

## Legal Costs

Each party to bear their own legal costs in this transaction.

## Further Information

Available upon request.



## Floor Areas

	Sq ft	Sq m
Ground Floor	1065*	99*
First Floor Offices	1061	98.5
<b>Total</b>	<b>2126*</b>	<b>197.5*</b>

\*At the time of inspection access was not provided to the ground floor accommodation. The stated figures are an approximation based on the floor area of adjoining units in the terrace.

## Further Information



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