



25 Lydden Road, Earlsfield, SW18 4LT

RARE FREEHOLD OPPORTUNITY - SELF-CONTAINED WAREHOUSE WITH SECURE YARD
4,068 SQ. FT (378 SQ. M)

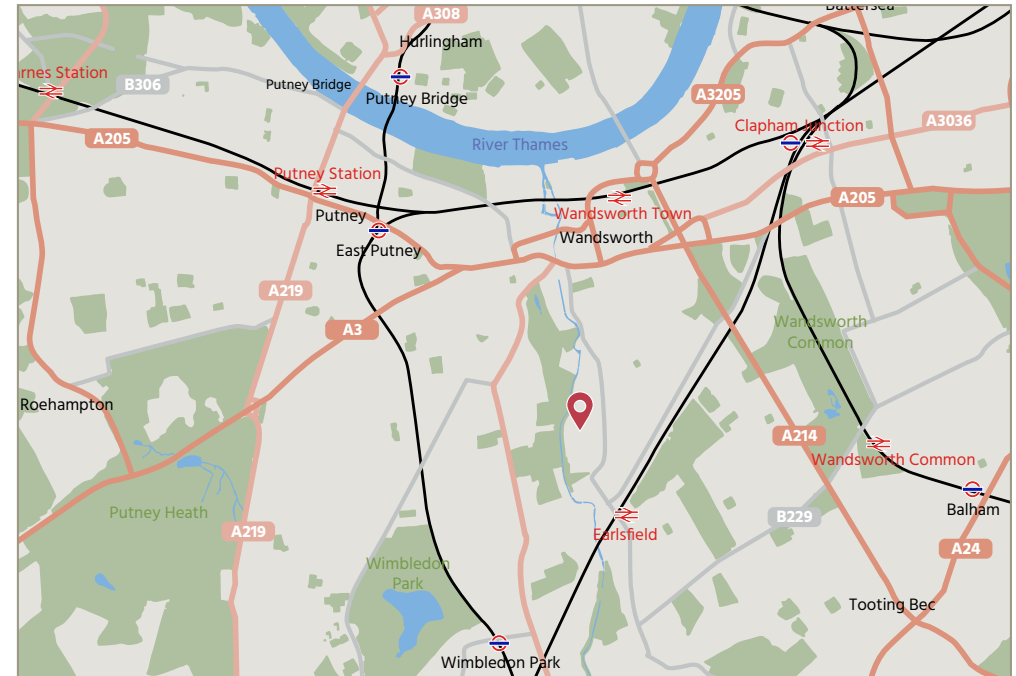
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LOCATION

The property is located in Earlsfield on Lydden Road situated just off Garratt Lane, and benefits from excellent connectivity to and from Central London. Approximately a 13-minute walk from the property is Southfields Underground Tube Station to the West and Earlsfield train station to the South. Additionally, the unit benefits from excellent road links with The A205 and A3 just over a mile away. The area is characterised by a mixture of surrounding uses including industrial, commercial and residential, making the property suitable for a wide range of businesses.

DESCRIPTION

The property is a self-contained single storey mid-terrace brick-built property with a metal truss frame roof and solid concrete floor. It comprises a mixture of warehouse and office/welfare space. The warehouse comprises a manual loading door and an eaves height of 3.28m. The yard is fully surfaced with a secure gated entrance, providing 5 off street parking spaces to the front of the property.



ACCOMMODATION

Total 4,068 sq. ft (GIA).

SPECIFICATION

- Self-contained with secure parking and loading area
- Manual Loading door
- Office accommodation
- Separate entrance to office space
- WC Facilities and kitchen area
- 3.28m clear height to the light fixings in the warehouse.

DRIVE TIMES

	Minutes	Miles
A205	5	1.3
A3	7	1.5
M25	c. 34	c. 15.9
Central London	39	6.4
M4	c. 41	8.4
M3	c. 44	12.2

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EPC

Available upon request.

SALE PRICE

On Application.

BUSINESS RATES

Available on request.

TERMS

The Freehold interest is available with Vacant Possession. For further details, please contact Newmark LLP.

LEGAL COST

Each party to bear their own costs.

VIEWING

For further information about the building or to arrange a viewing please contact Newmark LLP or joint agents Lewis & Co.





Contacts

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Particulars issued February 2025.