

The SHW logo consists of the letters 'SHW' in a bold, white, sans-serif font, centered within a solid orange parallelogram shape that is wider than it is tall.

SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 3,905 SQ FT (362.82 SQ M)

Unit 1, 3 Lyon Road, Merton, London, SW19 2RL

DESCRIPTION

The property comprises a semi-detached industrial unit of brick construction with steel-clad elevations under a dual-pitched steel trussed roof.

The warehouse benefits from LED lighting, concrete flooring, WCs and a kitchenette. There is a dedicated parking / loading area to the front. The unit is to be fully cleared of stock and fittings.

LOCATION

The property is located on Lyon Road in a well established industrial location in South Wimbledon. The nearby A24 provides direct access into Central London and the M25 via the A3 dual carriage way.

South Wimbledon Underground Station (Northern Line) is located approximately 0.7 miles away and provides direct services into Central London. Morden Road tram stop is also located within 0.5 miles of the property, providing services to Croydon and Beckenham.

ACCOMMODATION

	SQ FT	SQ M
Warehouse/Office	3,905	362.82

Approximate gross internal areas.

AMENITIES

- Electric roller shutter door
- 6.18m eaves height, rising to 7.05m apex
- LED lighting
- Three phase electricity
- Kitchenette
- On-site car parking and loading area
- W/C facilities

RENT

£85,000 per annum.

RATES

The business rates are being reassessed. Interested parties should enquire with the agents regarding rates payable.

VAT

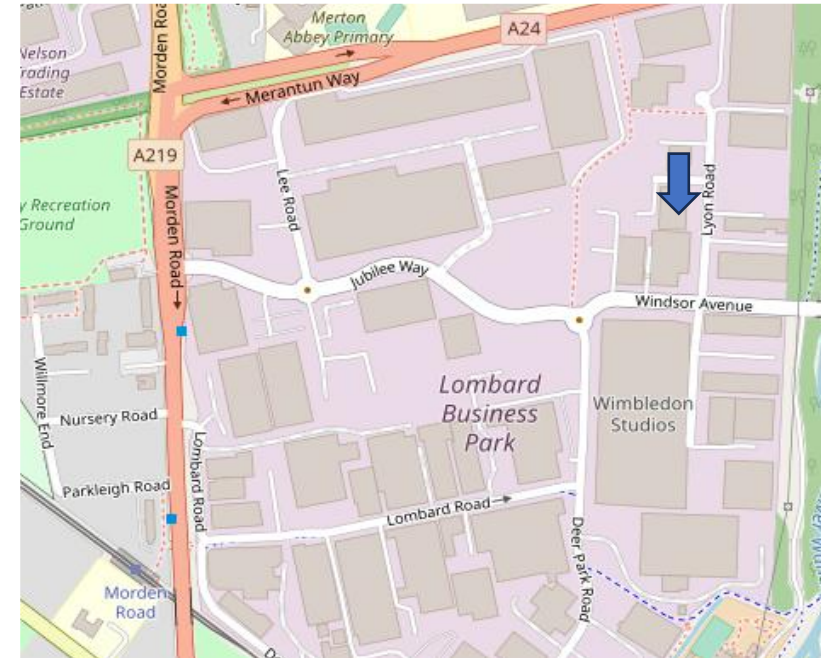
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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