



**Nelson
Trade Park**
SW19

UNIT 8 TO LET 5,124 ft²

FULLY REFURBISHED

MORDEN ROAD, LONDON, SW19 3BL



Unit 8	FT ² (GEA)	MT ² (GEA)
Ground Floor Warehouse	3,340	310
Ground Floor Office	892	83
First Floor Office	892	83
Total	5,124	476

FULLY REFURBISHED

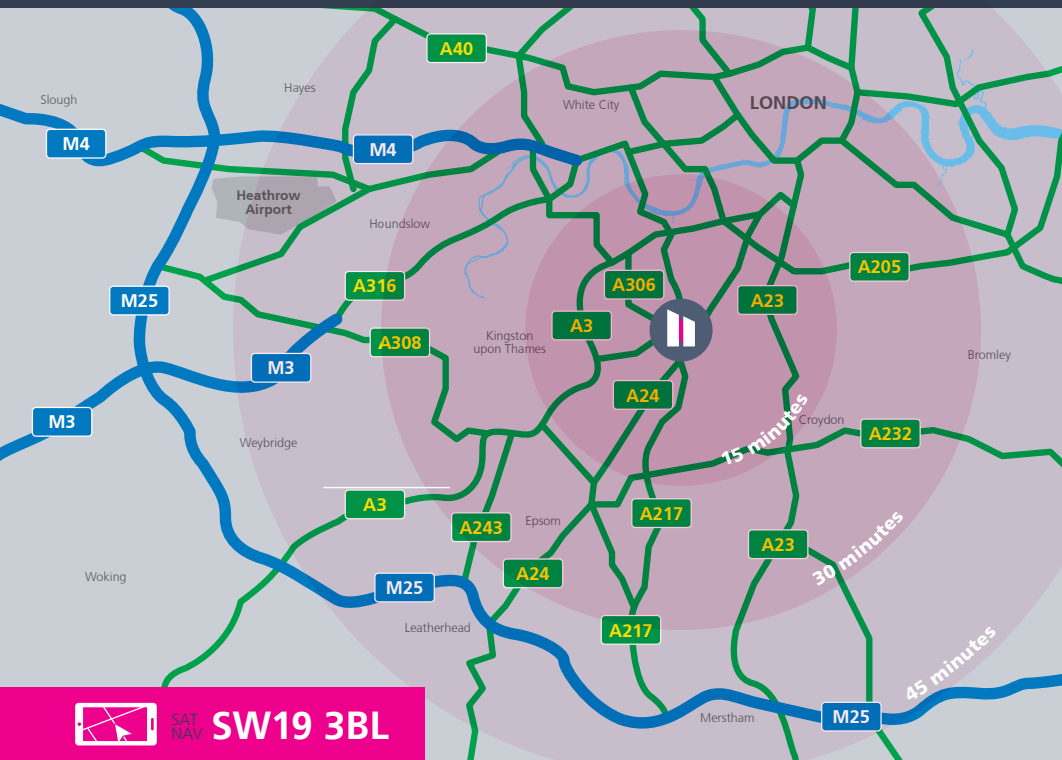
EV CHARGING POINT

PV ROOF PANELS

LED WAREHOUSE LIGHTING

6M EAVES HEIGHT

GROUND FLOOR TRADE COUNTER



SAT NAV **SW19 3BL**

www.what3words.com/guards.park.wiser

NEARBY OCCUPIERS

B&Q

TOOLSTATION

HOWDENS

Magnet

SCREWFIX

WOLSELEY



LOCATION

The properties are situated just three miles from the A3, which provides good access to Central London (8 miles). South Wimbledon Underground Station is located less than 300m away. Morden Road Tramlink Station is also in close proximity, providing access to Wimbledon Station.

DESCRIPTION

The property comprises a mid-terrace unit of steel portal frame construction, which has been comprehensively refurbished.

RATEABLE VALUE

To be reassessed on refurbishment completion.

SERVICE CHARGE

Details upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

To be reassessed on refurbishment completion.

TERMS

New lease available direct from the landlord on terms to be agreed.

RENT

On application.

ALL ENQUIRIES:

SHW SHW.CO.UK
020 8662 2700

Robert Bradley-Smith
07469 854 799
rbradley-smith@shw.co.uk

CENTRO
020 8401 1000
www.centro.plc.uk

Morgan Perez
07852 169 190
morganperez@centro.plc.uk

Paul Harwood
07786 628 143
paulharwood@centro.plc.uk

