

# JOHN WYCLIFFE HOUSE 29 DEER PARK ROAD

LONDON SW19 3TL



*Photograph taken in October 2015*

WAREHOUSE / INDUSTRIAL UNIT TO LET // **11,175 sq ft (1,038.10 sq m)**

# JOHN WYCLIFFE HOUSE

## 29 DEER PARK ROAD

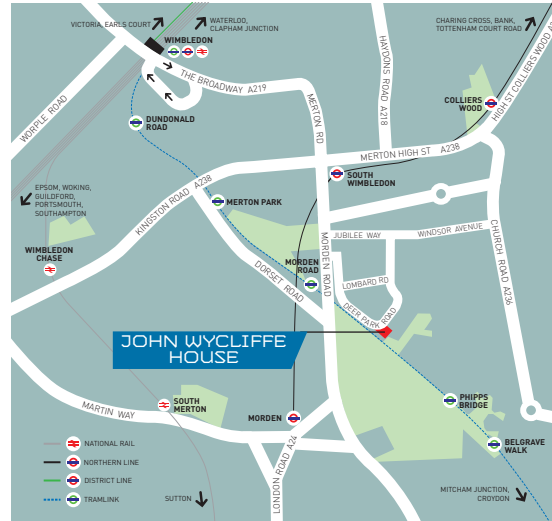
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### LOCATION

Situated on the Lombard Industrial Estate in the London Borough of Merton.

The A217 provides access to Wimbledon and the M25 at Junction 8 while the A3 is within a short drive.

Morden Road tram station is within a 5 minute walk and provides regular services to Wimbledon town centre and mainline / District line station in 3 minutes. Morden and South Wimbledon Underground stations provide Northern line services to Central London.



### DESCRIPTION

A warehouse / industrial unit built to a high specification with approx. 15% office content.

### AMENITIES

- Eaves height - 8.4m
- Car parking
- Raised floors (office areas)
- Fully carpeted (office areas)
- Electric loading door
- Heating and comfort cooling (office areas)
- Suspended ceilings (office areas)
- 31.5kn per sq m floor loading
- 15% rooflight covering
- EPC Rating A(24)



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### FLOOR AREAS

Ground Floor	9,429 sq ft	875.9 sq m
First Floor	1,746 sq ft	162.2 sq m
<b>TOTAL</b>	<b>11,175 sq ft</b>	<b>1,038.1 sq m</b>

Approx gross external areas.

Alex Lewis  
alex@lewisco.co.uk

Claudia Harley  
claudia@lewisco.co.uk

### TERMS

#### Lease

New FRI lease for a term by arrangement.

#### Rent

On application.

### VIEWINGS

Strictly by appointment through the joint agents:

David Cuthbert  
dcuthbert@hanovergreen.co.uk

Chris Shephard Walwyn  
cswalwyn@hanovergreen.co.uk

