

## INDUSTRIAL UNIT TO LET



### DESCRIPTION

The property comprises a large warehouse, with ground floor offices, meeting room, kitchen, WC & shower along with a sizeable mezzanine to roughly  $\frac{3}{4}$  of the available space.

The unit benefits from a large, secure, 5,000 sq ft shared service yard to the front with 5 allocated parking spaces.

### ACCOMMODATION

Ground Floor	4,705 sq ft	(437 sq m)
Mezzanine	3,745 sq ft	(348 sq m)

### LOCATION

The unit is situated near Wimbledon Park and benefits from excellent transport links. Wimbledon Park Underground station is a 2-minute walk from the unit providing fast access to central London and surrounding areas via use of the district line and national rail services.

The A3 is just 4 miles to the west and provides direct access to the M25.

Unit 2, Gresham Way,  
Wimbledon Park, SW19 8ED

**LEWIS  
&CO**



#### **LEASE**

A lease assignment is available, expiring in March 2021. A new lease maybe available subject to new terms being agreed.

#### **TIMING**

Immediate upon completion of legal formalities.

#### **RENT**

Rent passing £65,000 per annum.

#### **RATES**

Interested parties are advised to make their own enquiries with the local authority.

#### **EPC**

On application.

#### **VAT**

The remaining term of the lease is subject to VAT.

#### **VIEWING**

Viewing strictly by prior appointment with the sole agents:

#### **Lewis & Co**

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