SPECIFICATION

- Refurbished
- 4.8m clear height
- Clear span warehouse
- G/F Offices / WC facilities
- 1 level loading door & front-loading yard area
- 5 car parking spaces
- Zone 3 location

Colliers
Accelerating success.



To Let

Unit 5 Chelsea Fields Industrial Estate

Western Road, Merton, SW19 2QA

Available now - Refurbished

2,359 SQ FT (219.16 SQ M)

To Let

DESCRIPTION

The unit is situated off Western Road, close to the A24 and A3, two of the principal roads running through southwest London, providing good access to major motorway networks such as the M25 and M23, connecting other major hubs in the South East and beyond.

The estate's strategic location also benefits from proximity to the popular Tandem Centre and Priory retail parks.

Colliers Wood underground station (Tube Map Zone 3) is around 0.4 miles away and provides services to Central London via the Northern line.



BUSINESS RATES

Interested parties are advised to make their own enquires with the local council.

LEGAL COSTS

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

VAT

All prices and other costs quoted exclusive of VAT.

RENT

Rent on Application

TERMS

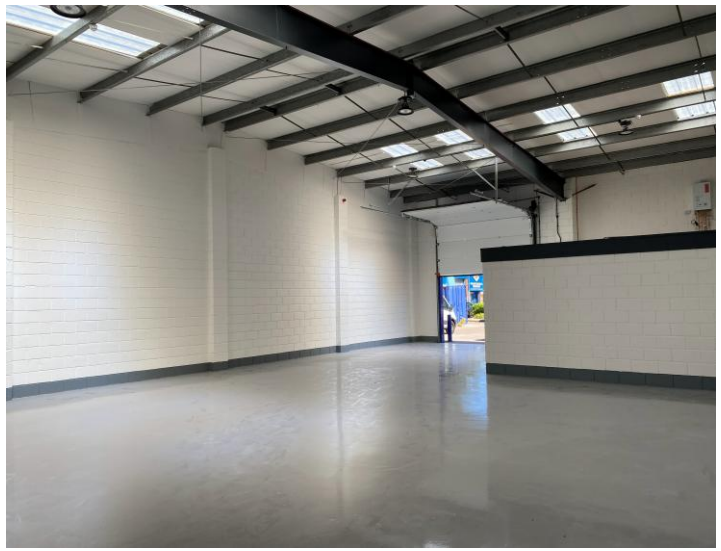
The unit is available by way of a new FRI lease on terms to be agreed.

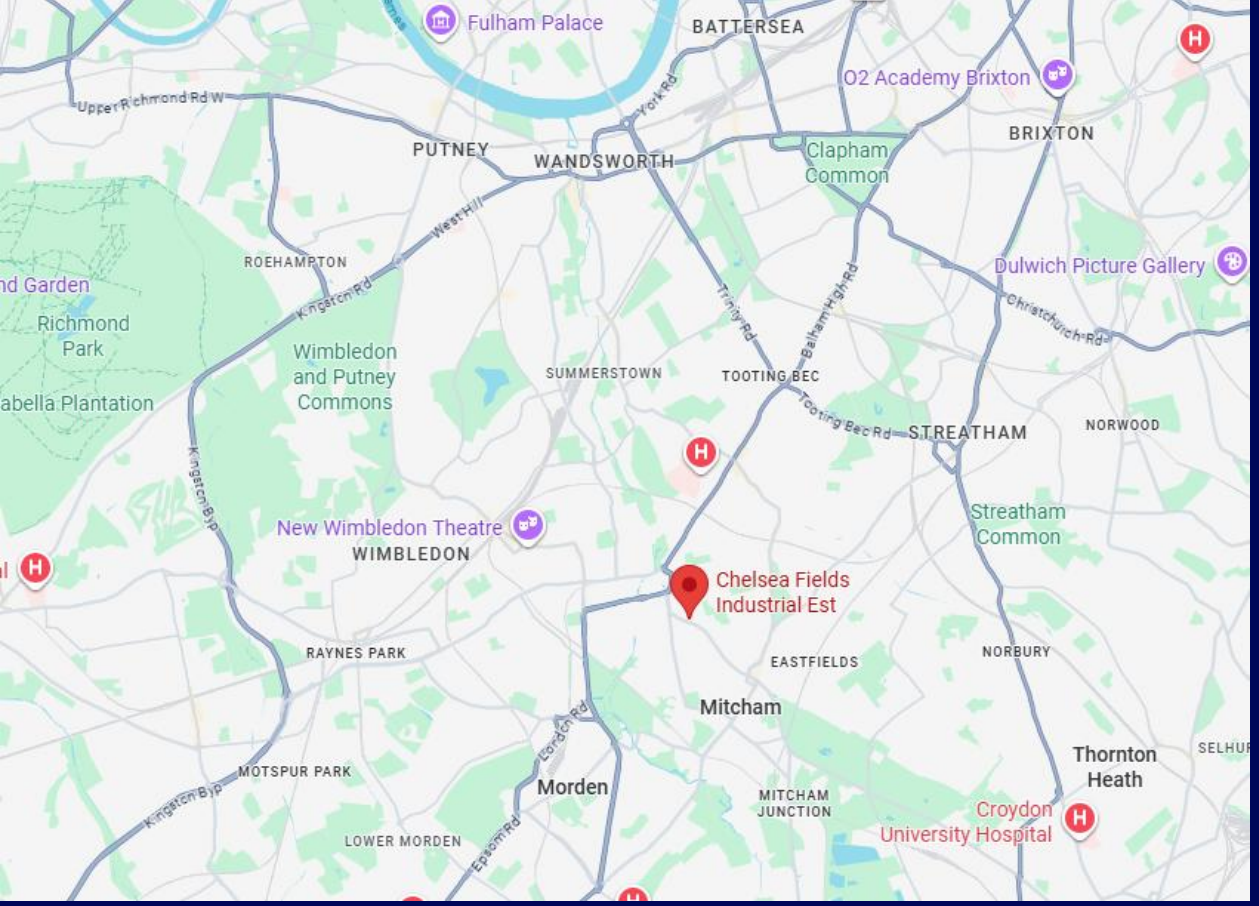
Further details available upon request.

EPC

C - 74









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Anti Money Laundering
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.