Nelson Trade Park

SW19

UNITS 3 & 4 TO LET 6,028 - 12,065 ft²

FULLY REFURBISHED

MORDEN ROAD, LONDON, SW19 3BL

Nelson Trade Park

UNITS 3&4

FULLY REFURBISHED

EV CHARGING POINTS

PV ROOF PANELS

LED WAREHOUSE LIGHTING

6M EAVES HEIGHT

OFFICE HEATING/ COOLING SYSTEMS



Unit 3	FT² (GEA)	MT² (GEA)
Ground & First Floor Office	2,024	188
Warehouse	4,004	372
Total	**6,028**	**560**

Unit 4	FT² (GEA)	MT² (GEA)
Ground & First Floor Office	2,022	188
Warehouse	4,015	373
Total	**6,037**	**561**

Unit 3 & 4 COMBINED	FT² (GEA)	MT² (GEA)
Ground & First Floor Office	4,046	376
Warehouse	8,019	745
Total	**12,065**	**1,121**

Nelson Trade Park

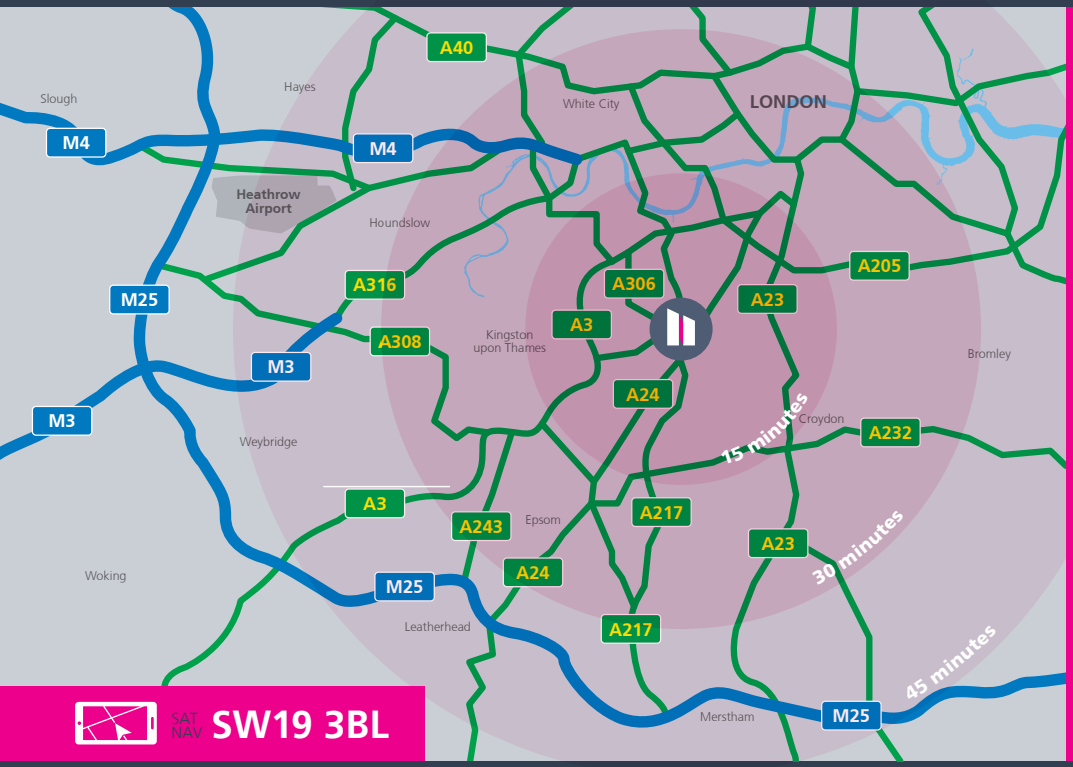
UNITS 3&4











SAT NAV **SW19 3BL**

/// www.what3words.com/ballots.grant.clouds

NEARBY OCCUPIERS

B&Q

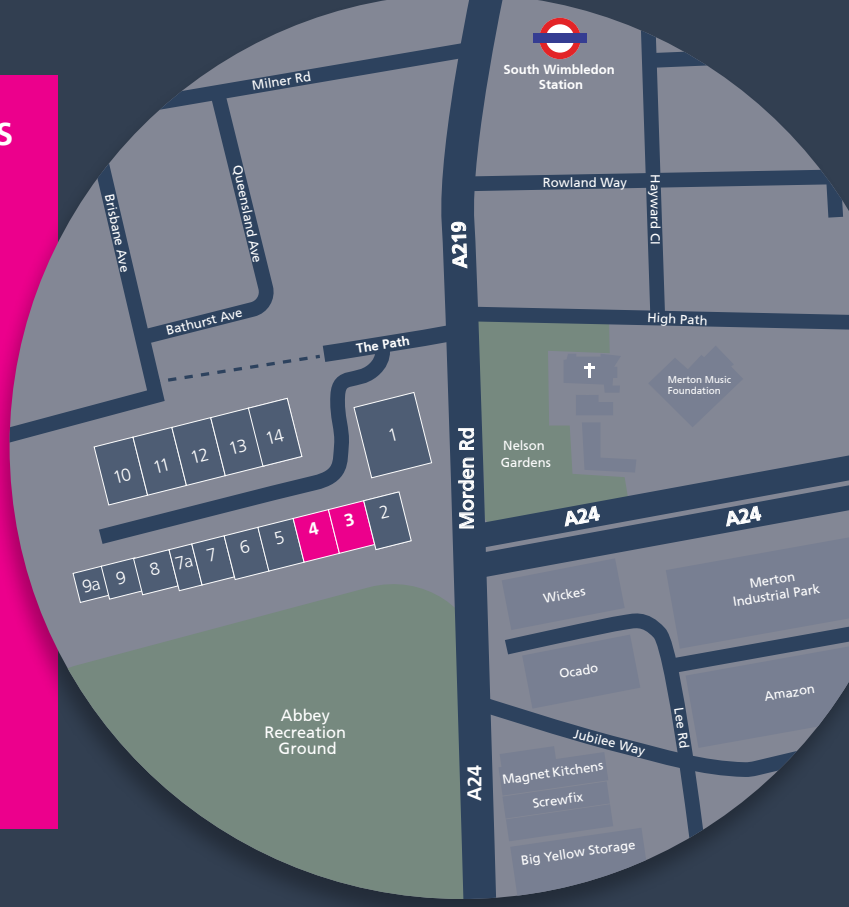
TOOLSTATION

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 properties comprise mid-terrace units of steel portal frame construction. The properties will be comprehensively refurbished and have the potential to be combined.

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

Unit 3 = EPC Rating A -20 / Unit 4 = EPC Rating A -23.

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
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