Mileway

# Gap Road London

53 Gap Road, Wimbledon, London, SW19 8JA

**Newly Refurbished | Available Immediately | IOS Class 1 | 78,369 sq ft**

LastMile**First** | mileway.com

# Industrial Outdoor Storage to let

## 78,369 sq ft / 1.78 Acres

Mix of hardstanding surfacing

B2/B8 Industrial use class

Secure and fully serviced

Office/ancillary accommodation

Class 1 Industrial Outdoor Storage

Prime London servicing location

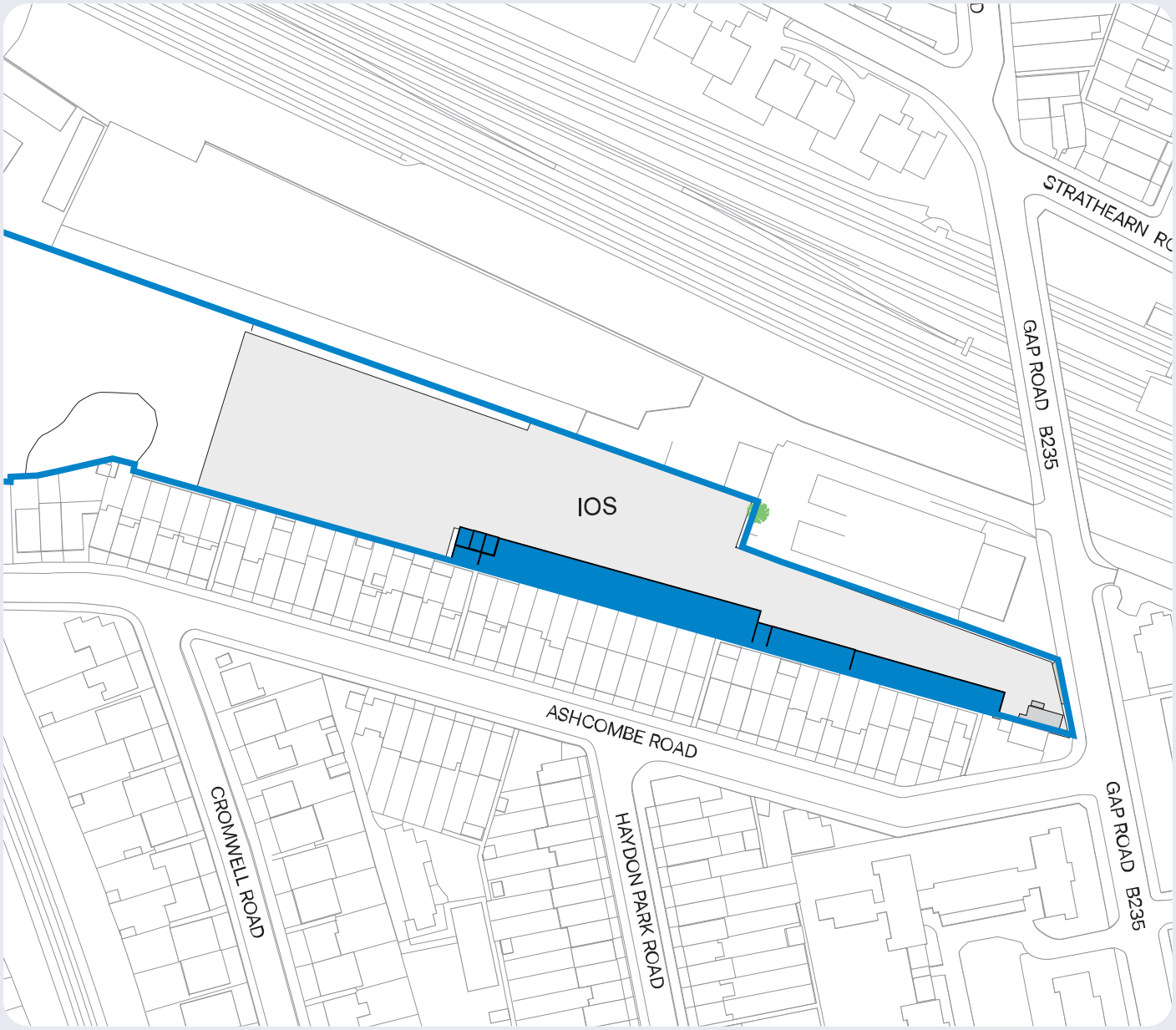
Class 1 Industrial Outdoor Storage site comprising a net area of 1.78 acres.

The site is self-contained and comprises a mix of concrete, tarmac, and block paving surfacing. Accessed directly from Gap Road, the site benefits from water and KVA power supplies and includes a variety of buildings. The property has undergone a comprehensive refurbishment programme, with all works completed in May 2026.

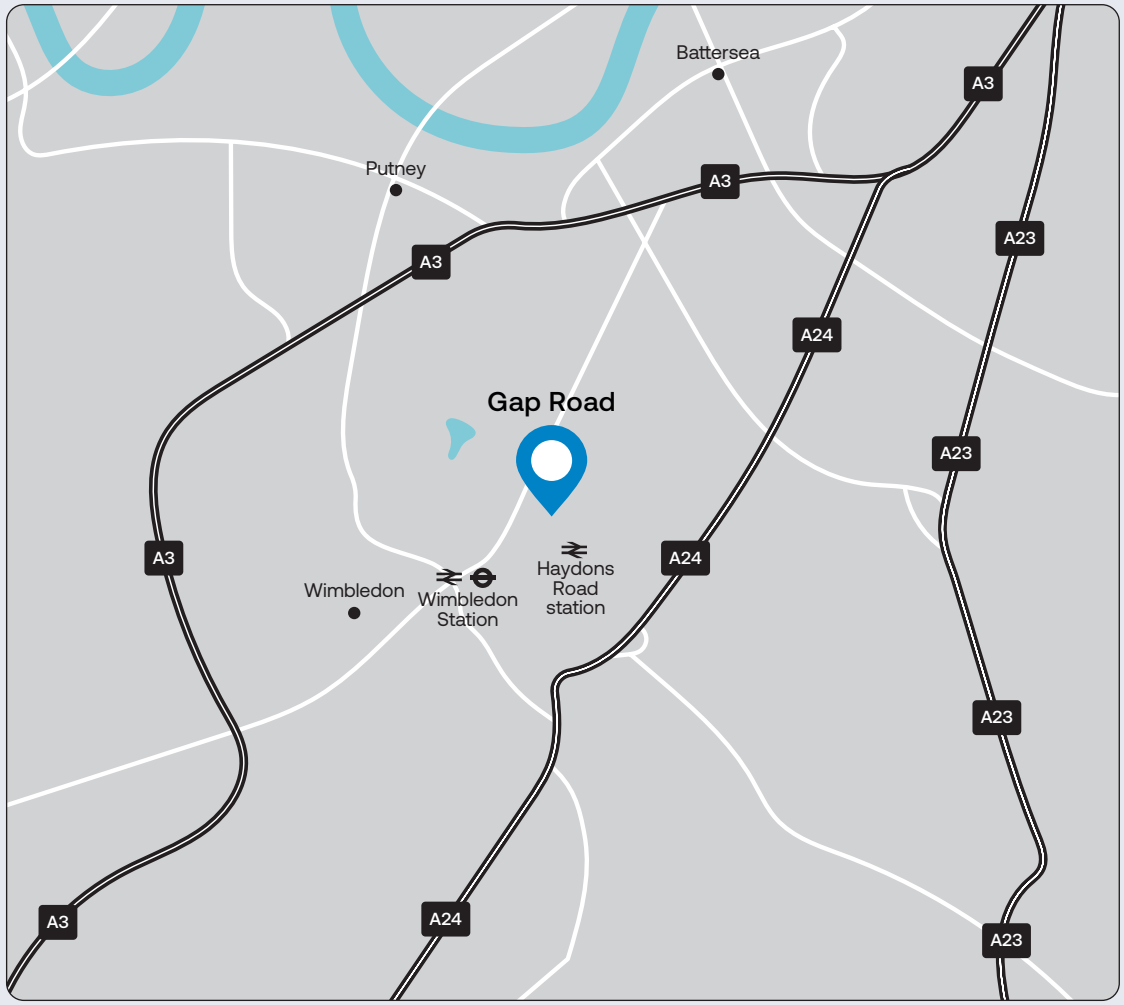
# Gap Road London

# Site Plan

| Unit | Property Type | Size (Sq Ft) | Size (Sq m) |
|---|---|---|---|
| IOS | Class 1 IOS | 65,910 | 6,123.2 |
| Building 1 | Office & Stores | 5,814 | 540.1 |
| Building 2 | Stores | 6,645 | 617.3 |
| **Total** | - | **78,369** | **7,280.6** |



# Location




Situated within Wimbledon, Southwest London, the site benefits from excellent connectivity being a short drive from the A3, A23 and A24 which all provide fast access into Central London. The M25 orbital motorway is also easily accessible via the A24 and can be reached at Junction 9, approximately 11 miles away.

Haydons Road station which provides both national rail and London Overground connections is situated approximately 0.4 miles away. In addition, Wimbledon Station and Wimbledon Park underground are both 0.7 miles from the site. Situated on the western edge of the property is a Safestore self-storage facility.

**Anti-Money Laundering Regulations**
In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

**Open Storage Classification**
To learn more about the classification system and what this means, please click **here**

# Gap Road London

53 Gap Road, Wimbledon, London, SW19 8JA
**Newly Refurbished | Available Immediately**
**IOS Class 1 | 78,369 sq ft**

## Book a viewing


Mileway

**David Deeley**
T: 0113 868 3776
ios@mileway.com

Carter Jonas
020 7518 3200
carterjonas.co.uk/commercial

**James Butcher**
M: +44 (0)7890 300 100
James.Butcher@carterjonas.co.uk

DTRE
020 3328 9080
www.dtre.com

**Charlie Wing**
M: +44 (0)203 328 9080
charlie.wing@dtre.com

Lambert Smith Hampton
020 7198 2000

**Joe Skinner**
M: +44 (0)207 198 2293
jskinner@lsh.co.uk


## Further information:

**EPC**
Exempt.

**VAT**
Rent is subject to VAT.

**Rent**
Upon application.

**Terms**
The site is available as a whole by way of a new full repairing and insuring lease.

**Legal costs**
Each party to bear their own legal fees.


This document (together with any attachments, appendices and related materials, the "**Materials**") is provided on a confidential basis for informational due diligence purposes only and is not and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "**Heads of Terms**"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.