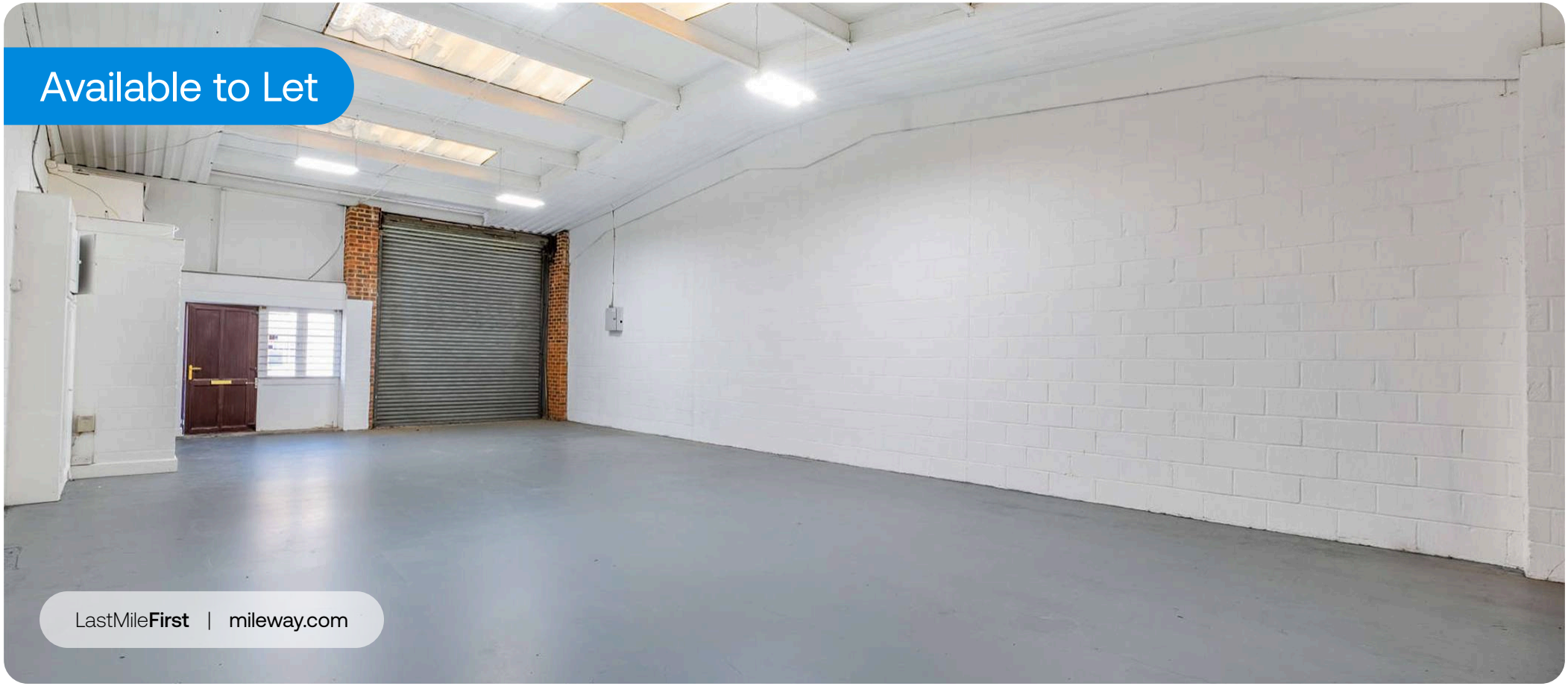
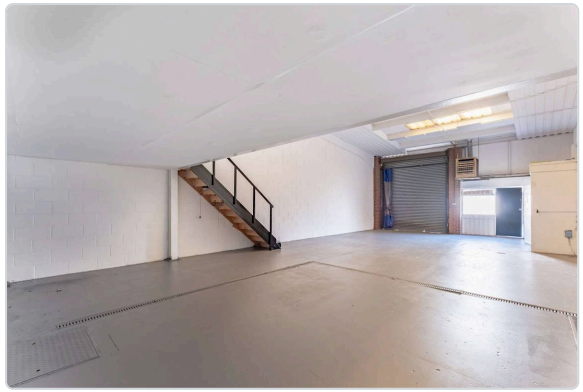
Swan Industrial Estate

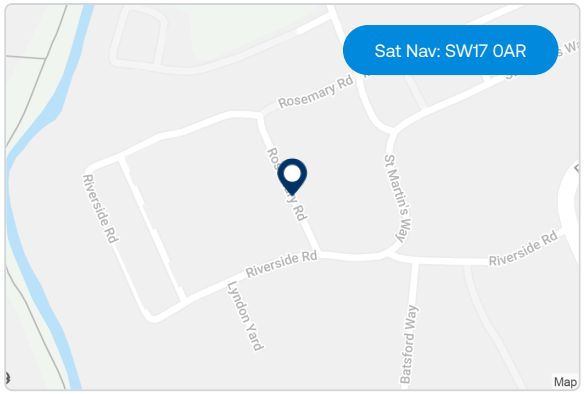
Rosemary Road Wimbledon SW17 0AR

Warehouse | 1,143 - 1,148 ft²

- 4 m eaves height
- 1 Level access loading door per unit
- Three phase electricity
- 2 car parking spaces per unit
- WC facility
- 24/7 access







Description

Swan Industrial Estate offers fully refurbished units with a 4 m minimum eaves height, roof lights, dedicated personnel access and WC facilities. The units are of steel portal frame construction and have roller shutter doors. There are two car parking spaces per unit.

The property is well linked with local road networks, offering easy access to Central London and the A3.

Location

Swan Centre is located off Garratt Lane (A217), and is serviced by way of Earlsfield Station and local bus routes servicing Central London. The property is well placed within local road networks and provides easy access into Central London and the A3.

Further information

EPC
D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9	Warehouse	1,148	Immediately	2,875
Unit 28	Warehouse	1,143	Immediately	3,200
Total		2,291		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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