Knight Frank

To Let

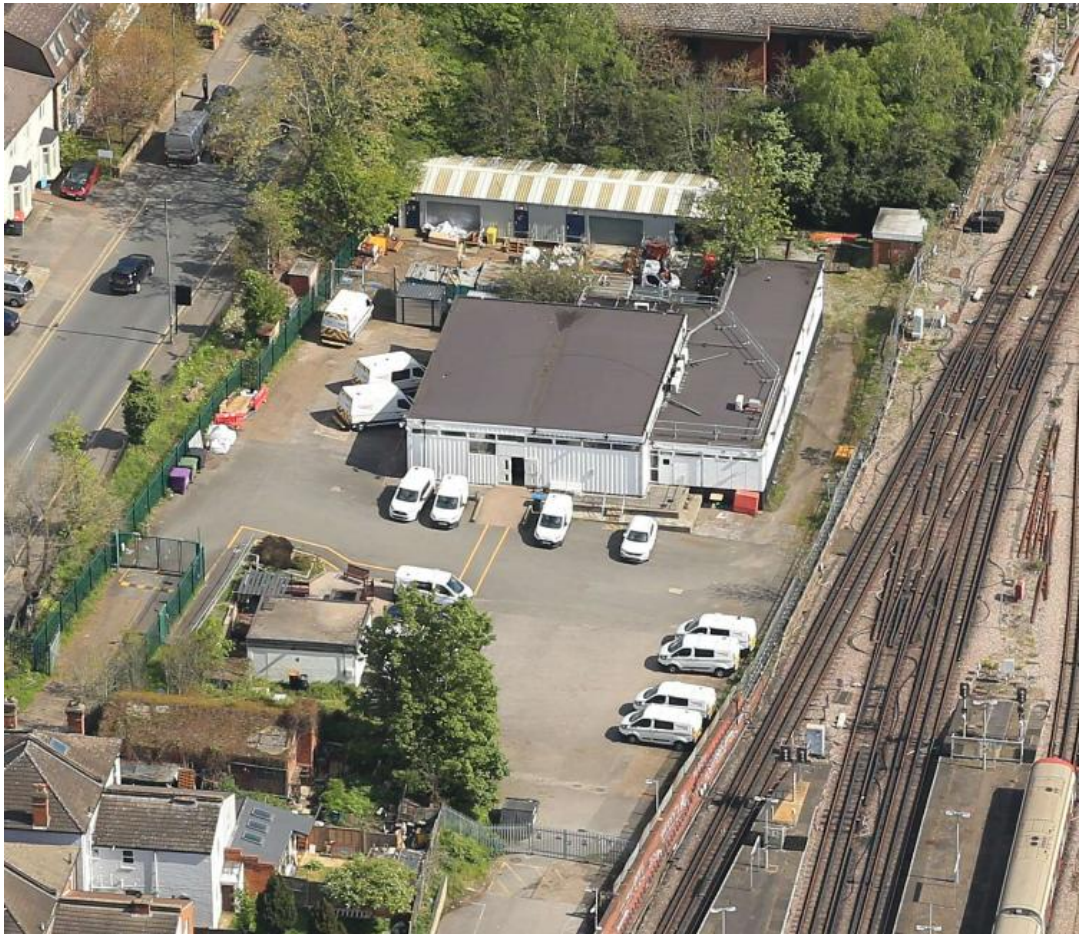
Network Rail Depot, 111 Alexandra Road, Wimbledon SW19 7JY

Secure depot with storage, office and welfare accommodation and car parking

35,865 sq ft (0.82 acres)

- Prime location with good access to Central London and the wider South West London area
- Good public transport with nearby access to rail, underground and tram networks
- Good proximity to A219 & A3
- Gated secure site
- Rarely available depot premises
- Available on a new lease subject to Network Rail standard break clauses

Your partners in property



The Property

Description

- A gated and fenced depot facility located close to Wimbledon Town Centre.
- A fairly regular shaped site laid mainly to tarmac providing various buildings, storage, van and car parking access via electric security gates.
- A storage and workshop unit of 1,425 sq ft set within a secure compound.
- A store, office, canteen and welfare building totalling 4,710 sq ft.
- Power supply to the site is 70 kVa.

Accommodation – approx. GIA

	Sq Ft	Sq M
Warehouse / Workshop	1,425	132.39
Welfare building	4,710	437.57
Total site area	35,865	3,331.94

Building areas are subject to measurement



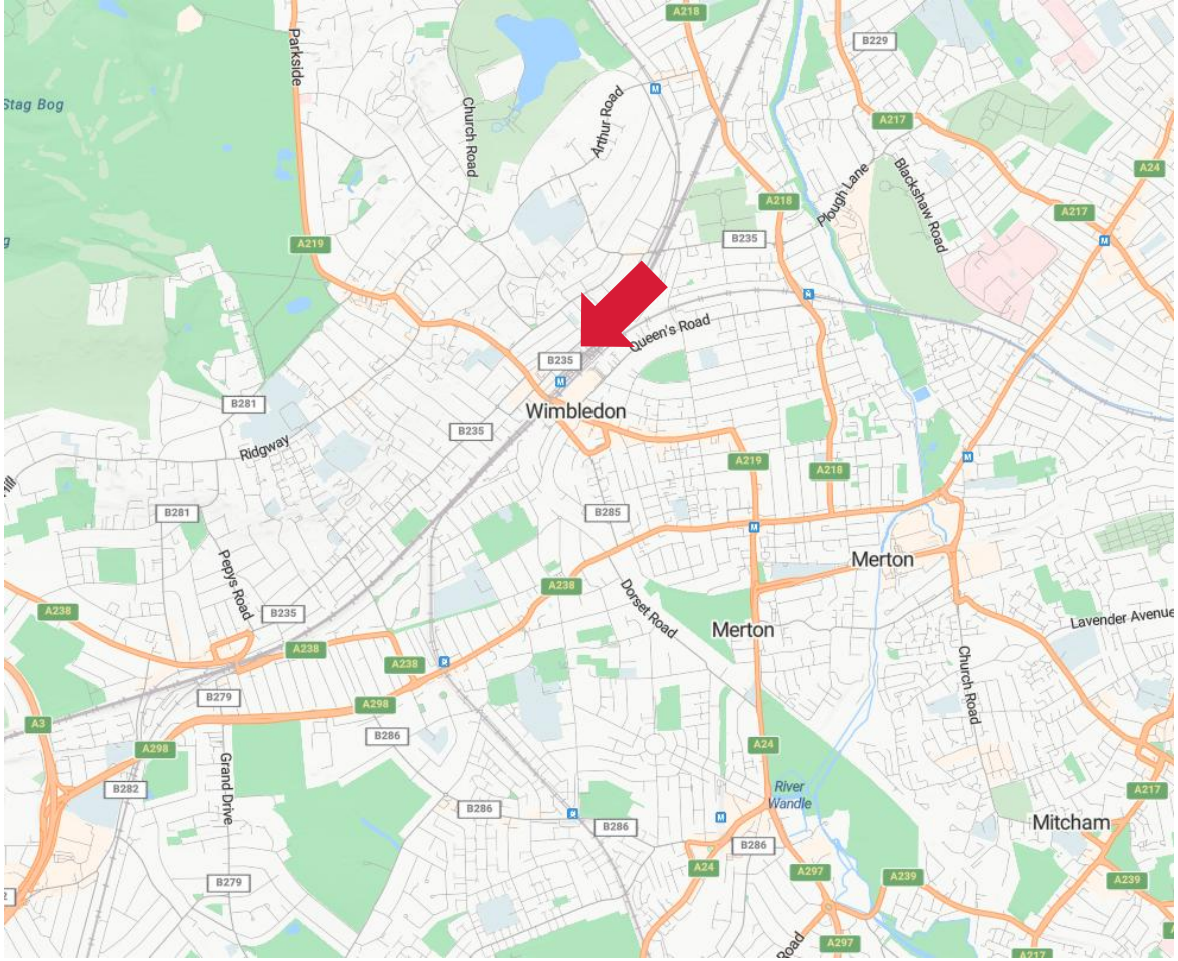






Location

- The depot occupies a prominent and strategic position in Wimbledon, South West London providing access both into Central London and the wider South West London suburbs.
- The site is 0.2 miles to Wimbledon Railway, London Underground and Tramlink Station, immediately adjacent to Wimbledon town centre providing access to local amenities.
- Access to the site is off Alexandra Road. The immediate surrounding area is a predominately residential area with Wimbledon Magistrates' Court and a Waitrose supermarket to the north.
- The A3 and A24 arterial routes are within close proximity, providing efficient road links to Central London and the wider motorway network.



Opportunity & Terms



Opportunity

The property can be used in its existing layout. Alternatively, the landlord will work with an occupier to re-configure the site and buildings to meet the occupier's needs, subject to costs and terms. The property is considered suitable for stores, storage, trade counter, workshop, parking and industrial open storage subject to planning.

Terms

Terms on application.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Planning

The permitted use class is Sui Generis. Other uses may be subject to planning. All interested parties are requested to make their own enquiries with Merton Borough Council

EPC

Warehouse / Workshop: EPC D Welfare building: EPC C

Business Rates

Network Rail is exempt from business rates however the current rateable value is estimated to be £144,000. All parties should make their own enquiries with Merton Borough Council.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

Contact

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents
www.knightfrank.co.uk / 020 7629 8171

Gus Haslam
020 7861 5299
+44 7885 596 877
gus.haslam@knightfrank.com

Charlie Perkins
020 7268 2595
+44 7974 366 158
charlie.perkins@knightfrank.com

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated September 2026. Photographs dated September 2025.

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