WINDSOR PARK INDUSTRIAL ESTATE

EXCELLENT TRANSPORT LINKS

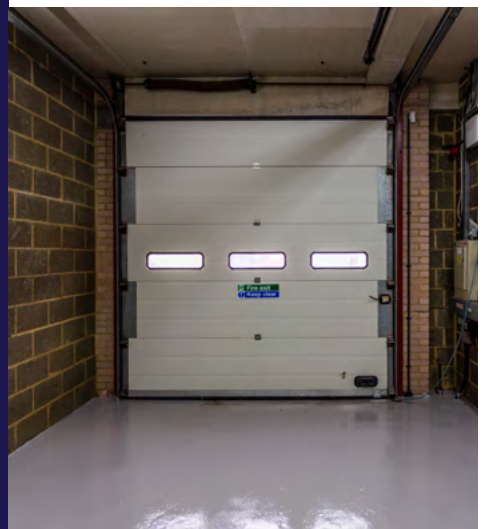
UP TO 6.7 METERS

ALLOCATED PARKING



NEWLY REFURBISHED INDUSTRIAL UNITS – TO LET

1,569 sq ft - 2,097 sq ft
(146 sq m - 195 sq m)







50 Windsor Avenue
London SW19 2TJ

LOCATION

Windsor Avenue is situated 1 mile to the South West of Wimbledon and 8 miles from Central London. The estate benefits from excellent road links to the A24, A297 and A3 leading to J10 of the M25. Northern line underground links via South Wimbledon and Colliers Wood are close by, and numerous bus routes service the immediate and wider areas.



MORDEN ROAD
9 MINS

SOUTH WIMBLEDON
13 MINS

WIMBLEDON
16 MINS

WIMBLEDON
6 MINS

MITCHAM JUNCTION
8 MINS

EAST CROYDON
27 MINS

STOCKWELL
14 MINS

ELEPHANT & CASTLE
22 MINS

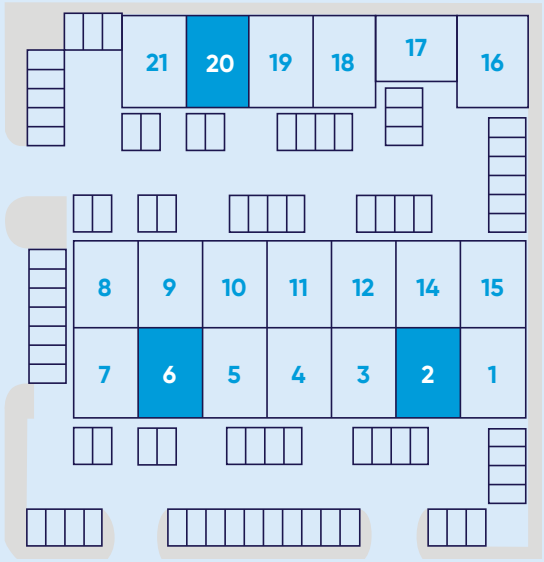
WATERLOO
17 MINS

WOKING
32 MINS

KINGS CROSS/ST PANCRAS
41 MINS

DESCRIPTION

The units are built to a modern specification, comprising of ground floor warehouse space and high quality office accommodation to the first floor. Available for immediate occupation or further tenant fit out.



UNIT	SQ FT	SQ M	STATUS	CAR SPACES
2	1,572	146	TO LET	2
6	2,097	195	TO LET	2
20	1,569	146	TO LET	2

SPECIFICATION

Eaves height up to 6.7 meters (21 ft.)

Excellent transport links

Allocated car parking

Ground floor warehouse/ production area

Attractive double glazed façades

Modern offices including Cat II lighting and carpeting

WINDSOR PARK INDUSTRIAL ESTATE

LEASE TERMS
Available on new full repairing and insuring leases on terms to be agreed.

BUSINESS RATES
Interested parties are advised to make their own enquires with Merton Council.

RENT
On application.

ENERGY PERFORMANCE CERTIFICATE
Available on request.

SERVICE CHARGE
Tenants are to pay a contribution towards the estate service charge. Further details are available upon request.

LEGAL COSTS
Each party is to bear their own legal costs.

VAT
VAT is applicable to all charges.

VIEWING
Strictly by appointment through joint sole agents.

LEWIS &CO

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