



INDUSTRIAL UNITS TO LET

LOMBARD BUSINESS PARK

8 LOMBARD ROAD

WIMBLEDON

SW19 3TZ

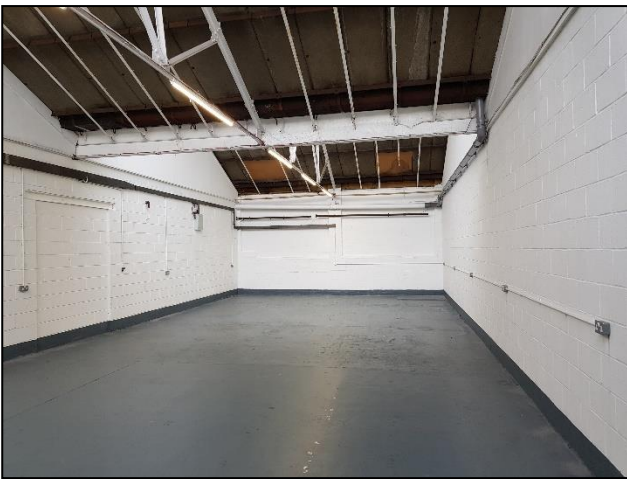


VARIOUS UNITS AVAILABLE ON FLEXIBLE TERMS



PROFESSIONAL PROPERTY PEOPLE





LOCATION

Lombard Business Park is located on the Lombard Road Industrial Estate in the London Borough of Merton.

There are good transport connections within the locality. South Wimbledon Underground and Morden Road tram stations are the nearest transport links to the property.

Morden Mainline and Wimbledon Mainline stations are also within the vicinity. The unit is well placed within the local road network with easy access to the A24 and A298 (leaving to the A3).

DESCRIPTION

The warehouse unit benefits from clear warehouse space with good eaves height and is suitable for a variety of uses.

AMENITIES

- Good transport links.
- Close to major road networks.
- Services warehouse space.
- Communal reception area.
- 24 hour access.
- Level access
- Roller shutter doors
- Safe and secure

ACCOMMODATION:

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees.

EPC

Band E (108)

VAT

VAT is charged in addition to the licence fee.

RATES

Excluded from the licence fee. Interested parties are advised to check with the Billing Authority, the London Borough of Merton.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON
SW19 5DX**

Contact: Stewart Rolfe

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Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
 - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property
- MARCH 2024

AVAILABILITY SCHEDULE AS AT MARCH 2024

Unit	Type	Sq. Ft.	£ Per Month + VAT	Rent Per Annum + VAT	Notes
Unit 007	Workshop	720	£2,100	£25,200	Vacant
Unit 017/18	Workshop	720	£2,100	£25,200	Vacant
Unit 26D	Workshop	1,399	£4,080	£48,965	Vacant

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