



**32-34 THE SWAN CENTRE**

ROSEMARY ROAD, WIMBLEDON, SW17 0AR

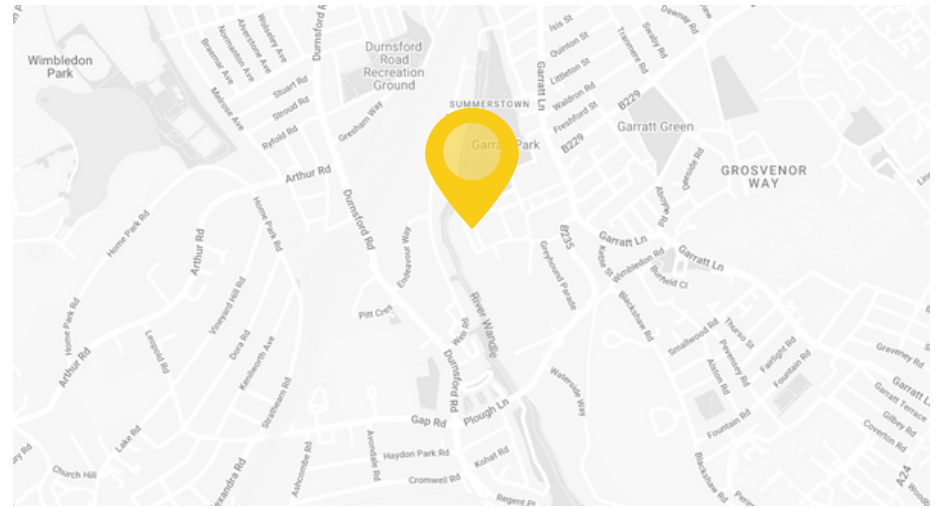
**INDUSTRIAL UNIT TO LET**

**2,534 SQ FT (235 SQM)**



# 32-34 THE SWAN CENTRE ROSEMARY ROAD, WIMBLEDON, SW170AR

# LEWIS &CO



## DESCRIPTION

The property currently comprises a ground floor warehouse, mezzanine, small office and WC. The warehouse benefit from two roller shutters, demised loading / parking and 5m eaves height.

## LOCATION

The property benefits from excellent connectivity to Inner London hubs and wider surrounding areas.

Being located in the desirable Wimbledon location, the property is situated a short walk from Earlsfield Train Station, Wimbledon Park (District Line), Tooting Broadway (Northern Line).

By road, there is immediate access to the South Circular road to the north and M25 motorway to the south.



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## SPECIFICATION

- Roller shutters.
- Loading.
- 5m eaves height.
- On-site car parking.

## FLOOR AREAS

Unit 32	1,192	110.71
Unit 34	1,090	101.30
Mezzanine	251	23.34
<b>Total</b>	<b>2,534 sq ft</b>	<b>235 sq m</b>

## TERMS

Available on a new lease on terms to be agreed.

## RENT

Price on application.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

On application.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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