

# WAREHOUSE UNIT TO LET

15 Lyon Road  
Wimbledon  
SW19 2RL

3,546 sq. ft.  
(329.47 sq. m.)





## LOCATION

The property is located on the popular Lombard Trading Estate in South Wimbledon and is just under a mile to both South Wimbledon and Colliers Wood Underground stations (Northern Line) to the north. Merton Abbey Mills and the Sainsburys/Marks & Spencer supermarkets are just across the River Wandle with the Priory Retail Park and Tandem Centre beyond. Immediately running to the north of the business park is Merantum Way (A24), although vehicular access is via Morden Road, to the west. Wimbledon town centre is just under two miles to the northwest with its train, underground and tram station adjacent to Wimbledon Quarter.

## DESCRIPTION

The subject property comprises a warehouse/industrial unit of steel portal frame construction. The property has a pitched roof with an eaves height of 4.67 metres (3.72 metres to the haunch) rising to 6.98 metres at the Apex. Access is via an electric roller shutter and loading door which are accessed via a forecourt/yard with additional parking spaces.

The warehouse benefits from a painted concrete floor, painted walls, stud partitioning to the dividing wall within the unit and LED lights throughout. The first floor comprises good quality offices being carpet tiled, painted walls and a ceiling mounted air conditioning unit. LED strip lights are provided throughout. Adjacent is a modern and well-appointed kitchen with a series of built in units.

## AMENITIES

- Forecourt parking and loading
- Roller shutter access
- B1/B8 planning
- 4.67 to 6.98m eaves (3.72m to haunch)
- 24/7 access
- 3 phase power
- 4 car spaces

## ACCOMMODATION

Ground (GIA)	2,925 sq. ft. (271.75 sq. m.)
First (GIA)	621 sq. ft. ( 57.72 sq. m.)
<b>TOTAL</b>	<b>3,546 sq. ft. (329.47 sq. m.)</b>

## TERMS

The property is available on a new FRI lease on terms to be agreed.

## USE

Class B1 / B8.

## VAT

The property is elected for VAT.

## WAREHOUSE UNIT TO LET

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**Rent: £74,000 per annum exclusive**

Strictly by appointment via Agent:  
**Andrew Scott Robertson**  
Contact: **Stewart Rolfe / Robin Catlin**  
Tel: **020 8971 4999**  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

- VAT may be applicable.
- 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
- 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;
- 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

# EPC

Band B (40). Expires 8 June 2032.

# RATES

To be advised

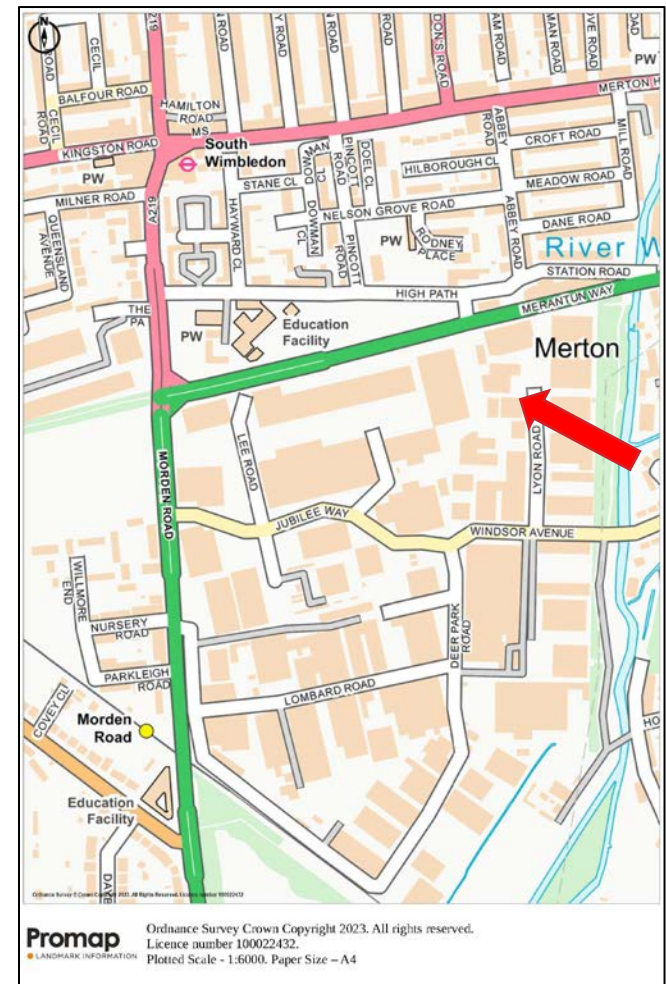
Interested parties should make their own enquiries with London Borough of Merton

# LEGAL COSTS

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



Energy performance certificate (EPC)		
15 Lyon Road LONDON SW19 2RL	Energy rating <b>B</b>	Valid until: 8 June 2032 Certificate number: 2011-3908-6073-9510-0697
Property type	B8 Storage or Distribution	
Total floor area	818 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



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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  
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