



**LEWIS
&CO**

UNIT 10
SAXON BUSINESS CENTRE

WINDSOR AVE, WIMBLEDON, SW19 2RR

**WAREHOUSE UNIT TO LET
2,542 SQ FT (236.2 SQM)**

UNIT 10 SAXON BUSINESS CENTRE

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DESCRIPTION

The property consists of a two-story mid-terrace industrial unit constructed with brick and block work, featuring a pitched roof with eaves standing at a height of 3 metres.

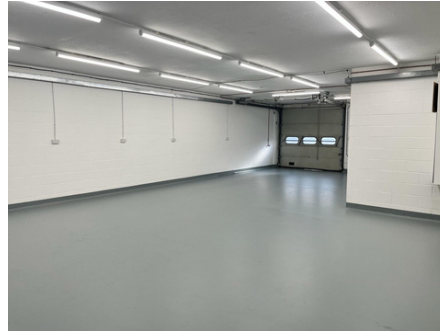
The ground floor offers light industrial or storage space, while the first floor accommodates offices or additional storage. The property benefits from a loading area positioned in front of the unit, along with six designated parking spaces.

LOCATION

The property is situated within the well-established Lombard Road Industrial Estate, conveniently near the A24 (Morden Road) and the A3, offering excellent connectivity to Central London and the national motorway network via the M25.

Additionally, the property enjoys access to reliable public transportation options, including the Croydon/Wimbledon Tramlink at Morden Road and the Northern Line at South Wimbledon. Local bus services, as well as Wimbledon town centre, with its National Rail and District Line underground services.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled February 2024.

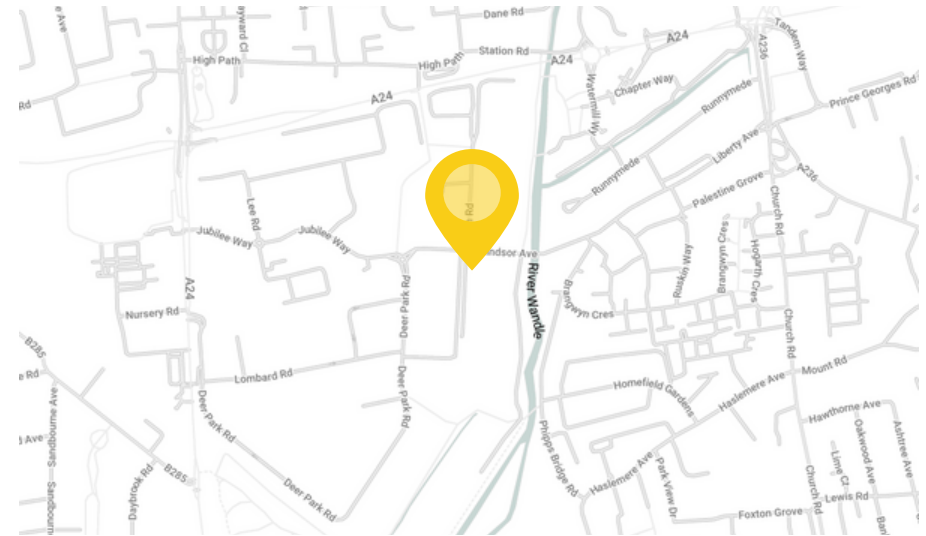


SPECIFICATION

- Manual roller shutter loading door
- First floor office space
- 6 on-site car parking spaces
- 3 metre eaves
- Three phase electric

FLOOR AREAS

Unit	sq ft	sq m
Unit 10	2,542	236.2



TERMS

Available on a new lease on terms to be agreed.

RENT

£62,500 per annum.

RATES

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

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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