



**64 WEIR ROAD, WIMBLEDON
SW19 8UG**

**WAREHOUSE UNIT TO LET
5,101 SQ FT (474 SQ M)**

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LEWIS &CO

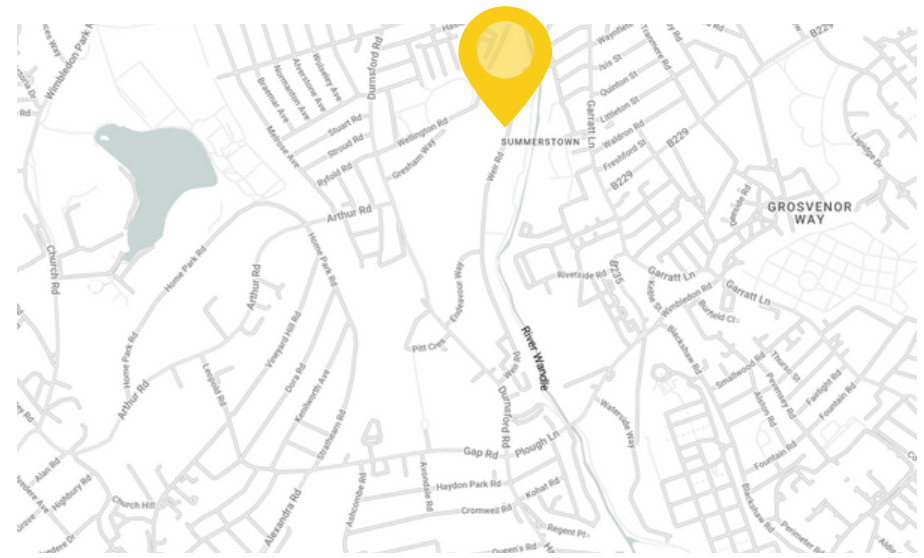
DESCRIPTION

The premises comprise a spacious standalone warehouse unit with a secure yard space and parking directly accessible from Weir Road. The property benefits from roller shutter access, workshop, WC's, kitchen, and an extensive mezzanine.

LOCATION

Positioned within the Weir Road Industrial Estate, the property is conveniently located just off Durnsford Road (A218), which serves as a key road connecting the A3 to the north at Wandsworth Town Centre and the A24 to the south at Colliers Wood. Situated approximately 0.6 miles from Wimbledon Park Underground Station (District line) and around 1.3 miles from Wimbledon Town Centre, with Earlsfield Rail Station 0.8 miles to the north offering direct services to Clapham Junction, Vauxhall, and Waterloo.

The M4 Motorway is approximately 8.2 miles northwest, providing access to the M25 Motorway. Local amenities can be found on Arthur Road, roughly 1.0 mile southwest, while Central London's extensive facilities are accessible to the northeast.



SPECIFICATION

- 3.6m eaves
- Roller shutter access
- Loading
- Car parking
- Mezzanine

FLOOR AREAS

Ground	904	84
First Floor & Mezzanine	4,197	390
Total	5,101 sq ft	474 sq m

TERMS

A new FRI lease is available.

RENT

£14.00 per sq ft.

RATES

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

SERVICE CHARGE

N/A.

VIEWING

Strictly by appointment through the sole agents.

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