



## INDUSTRIAL / WAREHOUSE PREMISES TO LET

### 23 & 25 Lombard Road Wimbledon SW19 3TZ

- Location:** The premises are situated fronting Lombard Road close to its junction with Deer Park Road, on an established industrial estate accessed from Morden Road, South Wimbledon. The premises are within walking distance of South Wimbledon Underground Station and Morden Road Tramlink Station.
- Description:** Various warehouse / industrial units with offices, WC & kitchenette facilities. These units benefit from roller shutter access, three phase power and limited parking.
- Accommodation:**
- |          |                                   |
|----------|-----------------------------------|
| Unit 23A | 569.3 m <sup>2</sup> (6,128 sqft) |
| Unit 25C | 261.8 m <sup>2</sup> (2,817 sqft) |
| Unit 25G | 321.7 m <sup>2</sup> (3,462 sqft) |
- Lease Terms:** A new lease for a term to be agreed.
- Rent:**
- |          |                         |
|----------|-------------------------|
| Unit 23A | £37,000 pax UNDER OFFER |
| Unit 25C | £18,500 pax             |
| Unit 25G | £22,500 pax             |
- Business Rates:** To be confirmed.
- VAT:** To be confirmed.
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** By appointment only through sole agents Mortimers  
Tel: 020 7198 8363

