



INDUSTRIAL / WAREHOUSE SPACE TO LET



**25 Riverside Business Park
16 Lyon Road, London SW19 2RL**

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www.mortimersuk.com

Location: Positioned on an established Industrial Estate in South Wimbledon accessed off Morden Road. The property is in a small development of similar units at the end of Lyon Road. The area is well served by public transport. Colliers Wood and South Wimbledon Underground Stations and Morden Road Tramlink Station are within walking distance.

Description: Industrial/warehouse premises in terrace of similar properties with mezzanine stores, roller shutter access and 3 parking spaces.

Accommodation:	Ground floor:	183.0 m ² (1,970 sqft)
	Mezzanine:	158.4 m ² (1,705 sqft)
	Total	341.4 m² (3,675 sqft)

Lease Terms: New full repair and insuring lease for a term to be agreed.

Rent: £22,000 pax

Service Charges: To be confirmed

VAT: To be confirmed

Business Rates:	Rateable value	£20,000
	Rates Payable (11/12)	£8,660 (UBR 0.433)

Interested parties should make their own enquiries to the London Borough of Merton.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363