

INDUSTRIAL UNIT TO LET

Unit 17 Riverside Business Park
16 Lyon Road
Wimbledon
SW19 2RL

1,256 sq. ft.
(116.71 sq. m.)
plus mezzanine



 andrew scott
robertson
commercial

UNIT WITH MEZZANINE AND 2 PARKING SPACES



PROFESSIONAL PROPERTY PEOPLE





LOCATION

Located on the popular Lombard Trading Estate in Wimbledon. Easy access to A24 and close to Underground services (South Wimbledon & Colliers Wood – Northern Line) and Tramlink.

DESCRIPTION

The subject property comprises an early 1990's a mid-terraced unit, constructed around a steel frame with blockwork with profile metal sheet front elevation and under a single mono-pitched roof together with personal and manual roller shutter door.

AMENITIES

- Mezzanine floor of 693 sq. ft. (64.39 sq. m.)
- 2 allocated parking spaces directly outside
- Eaves height of 4.50m
- Alarmed roller shutter
- 3 phase supply 100 Amp per phase
- Gas blower to warehouse (not tested)
- Intruder alarm
- Ground floor WC & first floor office and tea point

RATES

2026 List Rateable Value: £23,750
UBR 2026/2027 - £0.432p in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

Transitional relief may be available

RENT

£30,000 per annum exclusive

LEASE

New lease available on terms to be agreed.

ACCOMMODATION

Ground (GIA)	1,256 sq. ft. (116.71 sq. m.)
Mezzanine (GIA)	693 sq. ft. (64.39 sq. m.)
TOTAL	1,949 sq. ft. (181.10 sq. m.)

USE

Suitable for light industrial, B2 and B8 uses.
Any food or motor related uses will not be considered.

VAT

The property is not elected for VAT.

EPC

Band D (87). Expires 19 May 2033.

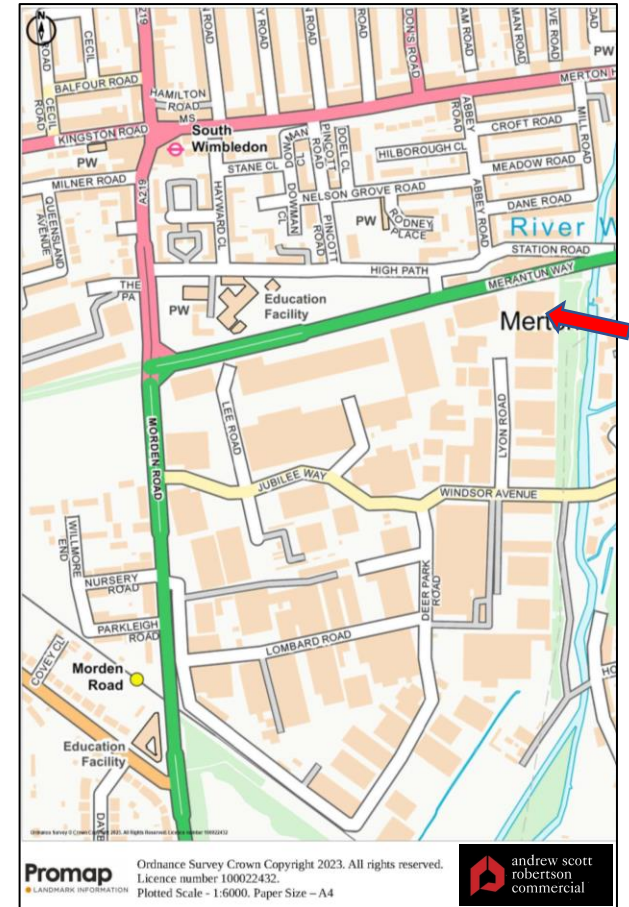
LEGAL COSTS

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

EPC



Energy performance certificate (EPC)		
Unit 17 Riverside Business Park Lyon Road South Wimbledon LONDON SW19 2RL	Energy rating D	Valid until: 19 May 2033 Certificate number: 2040-3205-6070-7806-7405
Property type	General Industrial and Special Industrial Groups	
Total floor area	181 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO ₂) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	19 A	
If typical of the existing stock	76 D	
Properties are given a rating from A+ (most efficient) to G (least efficient).		



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Strictly by appointment via Sole Letting Agents:
andrew scott robertson commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk



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