

**LEWIS  
& CO**



**59 & 60, RIVERSIDE ROAD  
WIMBLEDON STADIUM BUSINESS CENTRE  
LONDON, SW17 0BA**

**INVESTMENT FOR SALE**

**4,843 SQ FT**



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**WIMBLEDON STADIUM BUSINESS CENTRE**  
**LONDON, SW17 0BA**

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## DESCRIPTION

The property comprises a detached industrial/warehouse unit arranged over ground, first and mezzanine floors.

The ground floor provides open warehouse accommodation with roller shutter access, while the mezzanine comprises a combination of office and ancillary storage space.

The property is maintained in excellent condition and benefits from just under five years remaining on the current lease.

## LOCATION

The property is located within Wimbledon Stadium Business Centre on Riverside Road, an established commercial location to the south west of Central London. The area provides a mix of industrial, trade counter and warehouse occupiers, benefiting from strong road connectivity.

The property is well positioned for access to the A24 and A3, providing direct routes into Central London and the wider motorway network. Haydons Road and Colliers Wood stations are both within reasonable proximity, offering rail and Underground services.

The surrounding area is well established for business use, with a range of occupiers in the vicinity, making it a recognised commercial hub within South West London.

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 June 2026.

## SITUATION

The property is let to Makers Design Ltd (11267345) on the following terms:

Term: 10 years, outside the LTA 1954  
Start: 30/04/2021  
Expiry: 29/04/2031  
Passing rent: £67,500 per annum exclusive

There is a deposit of £36,744 held for the duration of the term.

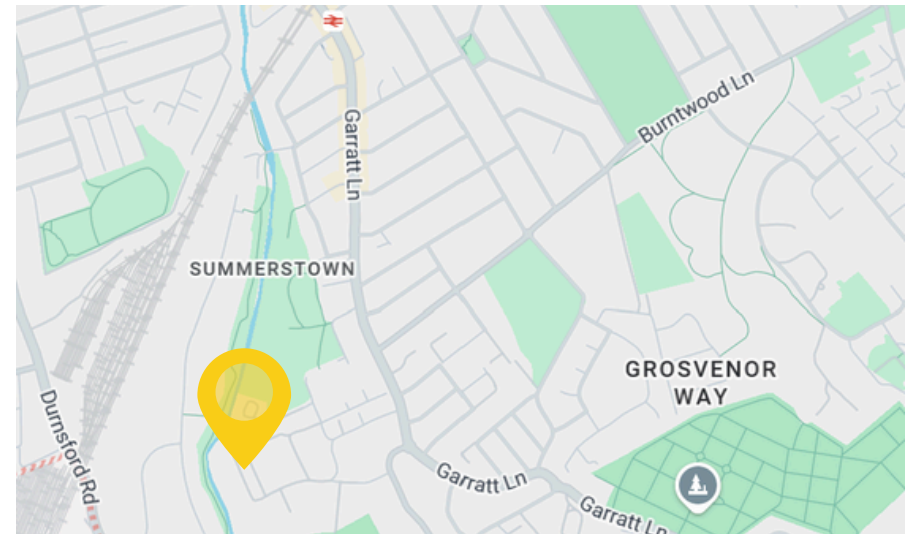
## SPECIFICATION

- On site car parking
- Three phase electricity
- Roller shutters
- EV charger
- Established business
- Sought after commercial location
- Excellent condition

## FLOOR AREAS

Warehouse	2,523 sq ft	234 sq m
1st Fl Office	1,061 sq ft	99 sq m
Mezzanine	1,259 sq ft	117 sq m

**Total 4,843 sq ft 450 sq m**



## TERMS

The freehold is available to purchase.

## PRICE

**£975,000**

Reflecting a net initial yield of 6.54%, assuming purchasers costs of 5.8%

## RATES

The Rateable Value of the property is £57,750.

## EPC

68 C

## VIEWING

Strictly by appointment through the joint sole agents.

### ALEX LEWIS

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### BILLY WRIGHT

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