



**TO LET**

15 Lyon Road, South  
Wimbledon, SW19 2RL



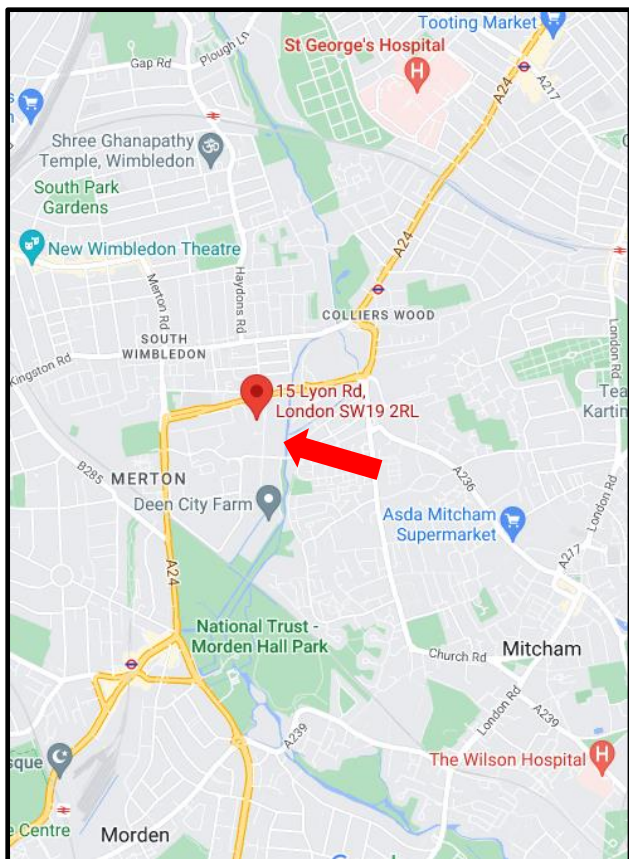
**Warehouse Opportunity**

**3,500 sq ft / 325 sq m**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

## 15 Lyon Road, South Wimbledon, SW19 2RL



### Description

The property comprises a warehouse / industrial unit of steel portal frame construction and brick elevations. The property has a pitched roof with an eave's height of 3.73m to the underside of the haunch rising to 6.23m at the apex. Access to the property is via an electric roller shutter loading. These loading doors open up into the forecourt which also provides parking space.

The ground floor has 2,877 sq ft of warehouse space, and the first floor has approximately 623 sq ft of office space with a fully equipped kitchen. The property has benefit of three phase power supply.

### Location

The property is located in a sought-after pocket of industrial in close proximity to Colliers Wood and South Wimbledon London Underground Stations (Northern Line Services) in the London Borough of Merton. The A24 is within a mile, offering a direct route to central London to the north and junction 9 of the M25 to the south. The A3 is within 3 miles drive.

### Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of **£82,250 per annum** exclusive plus VAT if payable. Subject to Contract.

### Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	2,877	267.25
First Floor – Offices	623	57.86
<b>Total</b>	<b>3,500</b>	<b>325.11</b>

### Rates

Interested parties are to make their own enquiries via The London Borough of Merton.

### Legal Costs

Each party is to bear their own legal costs.

### EPC

An EPC is available upon request.

### Viewing

Viewings - strictly by appointment through joint sole agents Grant Mills Wood and Hive Advisory :-

Google Maps



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\*\*Business rates - Interested parties are advised to make their own enquires via the London Borough of Merton. Nov 2022.

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