



# UNIT 6



## MERTON INDUSTRIAL PARK

JUBILEE WAY, MORDEN ROAD, MERTON, SW19 3HX

MODERN / INDUSTRIAL UNIT

# TO LET

## 13,381 SQ FT (1,243 SQ M)

| Under refurbishment

| Close proximity to the A24 & A3

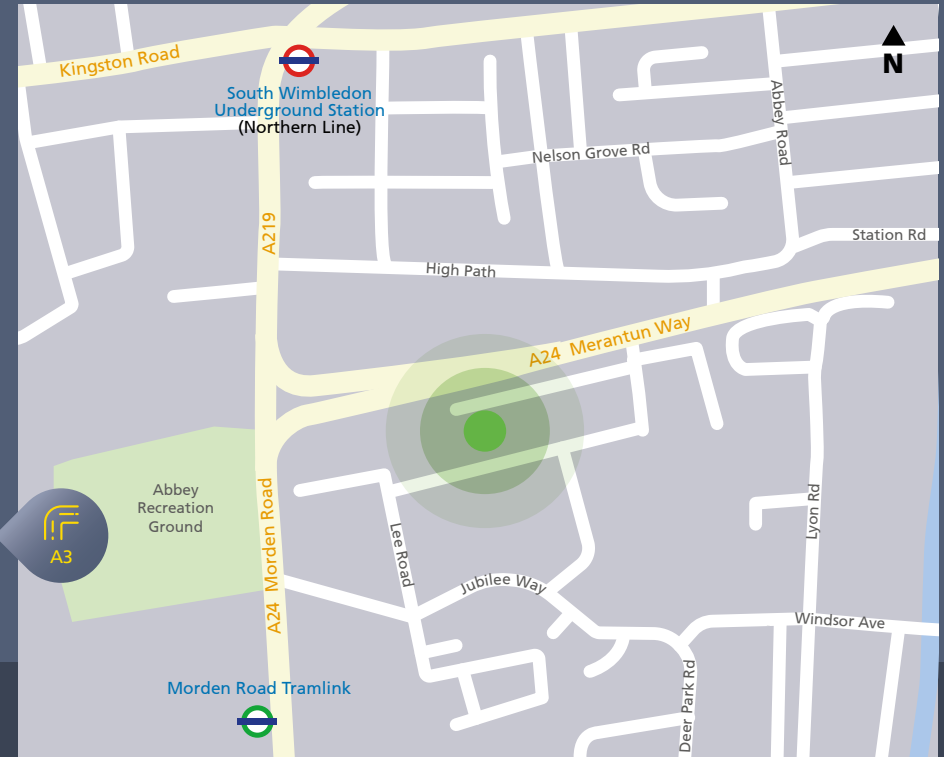
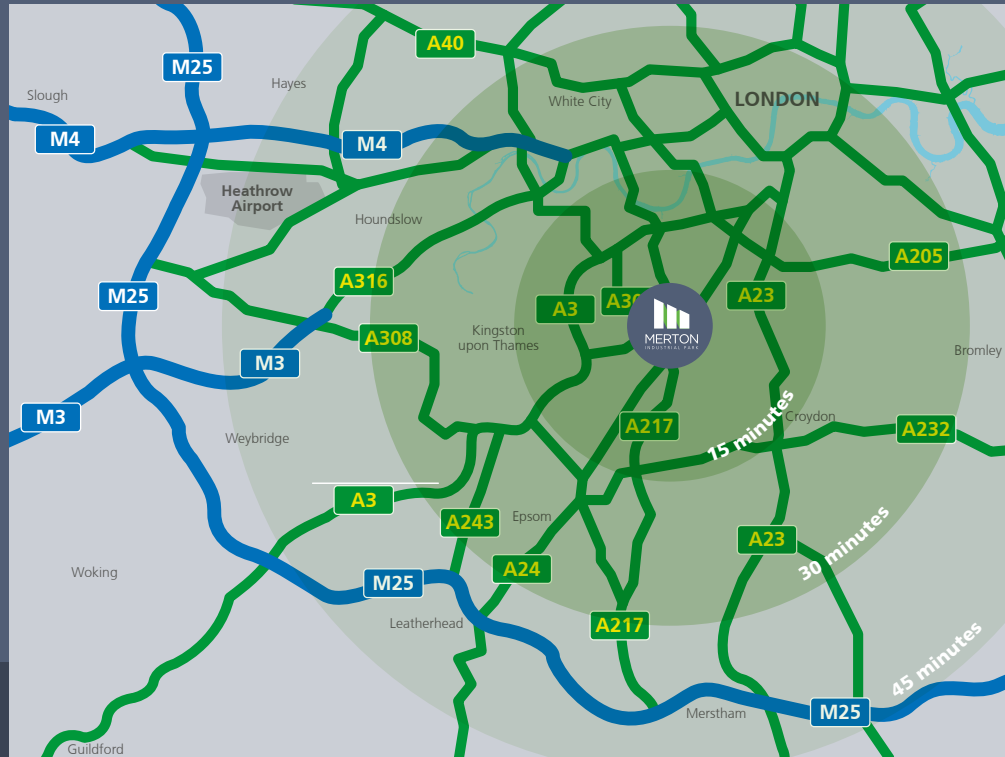
| 24/7 access



## Location

Merton Industrial Park is located on Morden Road (A24) accessed via Jubilee Way. It is within close proximity to the A3 which provides direct access to Central London and the National Motorway Network via Junction 10 of the M25.

Locally, both South Wimbledon Underground Station (Northern Line) and Morden Road Tramlink are within walking distance while Morden Road offers numerous local bus routes. Morden Tramlink is a short distance providing direct access to Wimbledon (5 mins travel time).



Location	Distance	Drive-time
Morden Road Tramline	0.4 miles	2 minutes
South Wimbledon Underground Station (Northern Line)	0.5 miles	3 minutes
Wimbledon Town Centre	2.4 miles	11 minutes
A3	4.2 miles	15 minutes
Central London	8.3 miles	40 minutes

Location	Distance	Drive-time
Junction 8, M25	11.9 miles	28 minutes
Junction 10, M25	14.7 miles	25 minutes
London Heathrow Airport	13.5 miles	38 minutes
Gatwick Airport	23.6 miles	39 minutes
Portsmouth	66.2 miles	77 minutes

Distances and drive-times sourced from Google Maps.



Sat Nav  
SW19 3HX

## Description

Unit 6 comprises a mid-terrace unit of steel portal frame construction. The unit is undergoing refurbishment and will offer an open plan warehouse with ground and first floor offices. Car parking is to the front and side of the unit.

## Specification

### Warehouse

- Minimum 6.0m eaves
- Separate male & female toilets
- 2 Electric up and over loading doors
- Warehouse lighting
- Painted warehouse floor

### Ground & First Floor Offices

- Suspended ceiling
- Recessed lighting
- Gas central heating
- All mains service
- 24/7 access (no hours of use restriction)

## EPC

Anticipated B following refurbishment.



Example of an Aviva refurbishment

## Accommodation

Unit 6	SQ M	SQ FT
Ground Floor Warehouse	1,110.3	11,952
Ground & First Floor Offices	132.8	1,429
<b>Total</b>	<b>1,243.1</b>	<b>13,381</b>



The property has been measured in accordance with the RICS Code of Measuring Practice to a Gross External Area.



## Service charge

A service charge is payable in respect of services to the common parts of the estate. Further details available from the agents.

## Terms

The unit is available on a Full Repairing & Insuring lease with a lease expiry of 31/12/2030.

## Rent

On application to the joint agents.

## Business Rates

Upon application. The property will require reassessment on occupation following completion of the refurbishment works. For further information please contact the agents.



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