



Nelson Trade Park SW19

UNITS 3 & 4 TO LET 6,028 - 12,065 ft³

REFURBISHMENT COMPLETION Q3 2025

MORDEN ROAD, LONDON, SW19 3BL



TO BE
REFURBISHED



EV CHARGING
POINT



PV ROOF
PANELS



LED WAREHOUSE
LIGHTING



6M EAVES
HEIGHT



OFFICE HEATING/
COOLING SYSTEMS



UNIT 2 WAREHOUSE

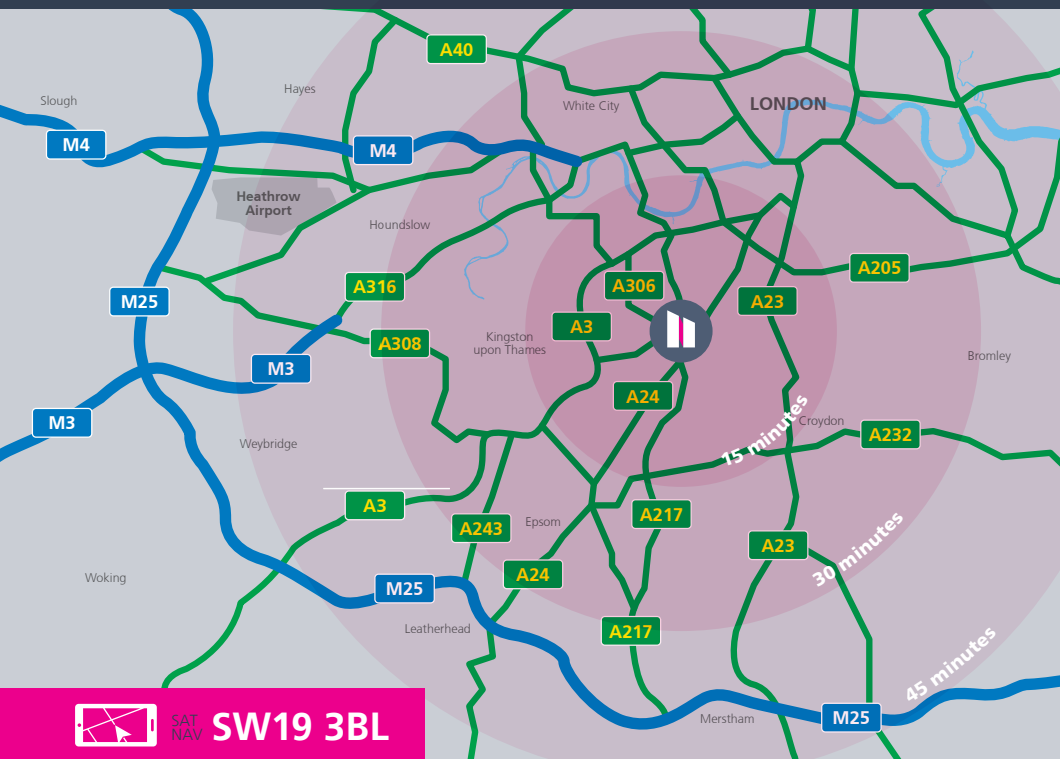
INDICATIVE IMAGES



| Unit 3 | FT ² (GEA) | MT ² (GEA) |
|-----------------------------|-----------------------|-----------------------|
| Ground & First Floor Office | 2,024 | 188 |
| Warehouse | 4,004 | 372 |
| Total | 6,028 | 560 |

| Unit 4 | FT ² (GEA) | MT ² (GEA) |
|-----------------------------|-----------------------|-----------------------|
| Ground & First Floor Office | 2,022 | 188 |
| Warehouse | 4,015 | 373 |
| Total | 6,037 | 561 |

| Unit 3 & 4 COMBINED | FT ² (GEA) | MT ² (GEA) |
|-----------------------------|-----------------------|-----------------------|
| Ground & First Floor Office | 4,046 | 376 |
| Warehouse | 8,019 | 745 |
| Total | 12,065 | 1,121 |



SW19 3BL

www.what3words.com/ballots.grant.clouds

LOCATION

The properties are situated just three miles from the A3, which provides good access to Central London (8 miles). South Wimbledon Underground Station is located less than 300m away. Morden Road Tramlink Station is also in close proximity, providing access to Wimbledon Station.

DESCRIPTION

The properties comprise mid-terrace units of steel portal frame construction. The properties will be comprehensively refurbished and have the potential to be combined.

RATEABLE VALUE

To be reassessed on refurbishment completion.

SERVICE CHARGE

Details upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

To be reassessed on refurbishment completion.

TERMS

New lease available direct from the landlord on terms to be agreed.

RENT

On application.

NEARBY OCCUPIERS

B&Q

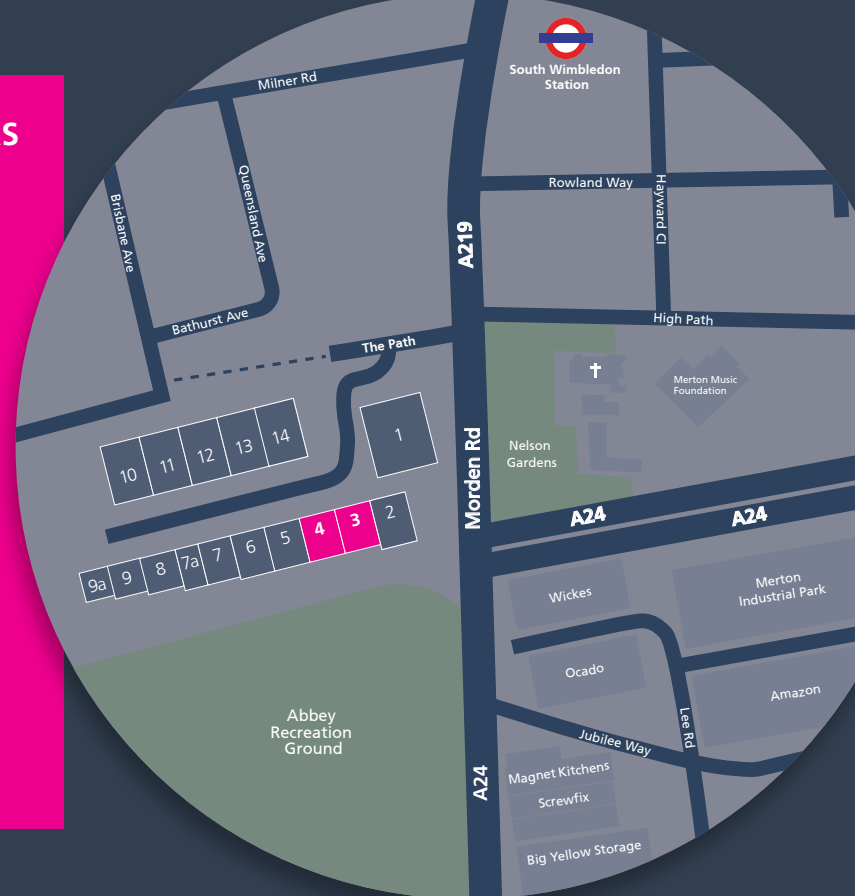
TOOLSTATION

HOWDENS

Magnet

SCREWFIX

WOLSELEY



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