

**fisher  
german**

# Unit 12, Merton Industrial Park

Lee Road  
London SW19 3HX

Leasehold  
Warehouse

14,442 Sq.ft (1,341.7 Sq.m)



**To Let** | Price on Application





## Key information



**Rent**  
On Application



**Service Charge**  
£1.19 (per sq ft pa excl)



**Business Rates**  
TBC



**EPC Rating**  
D-78

## Unit 12 Merton Industrial Park

14,442 Sq.ft (1,341.7 Sq.m)

### Description

Unit 12 comprises an end of terrace unit of steel portal frame construction with brick and profile cladding under a pitched roof. The Property has approximately 6.75 m clear eaves height, with one electric roller shutter door providing loading access. The unit benefits from both dedicated and shared estate car parking spaces.

### Location

Merton Industrial Park is within an established industrial area located off 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.

Merton is a key last mile logistics, local storage/distribution and national trade area. Locally, both Wimbledon South Underground Station (Northern Line) and Morden Tramlink (Morden Road) are within walking distance with Morden Road providing several local bus routes.

## Amenities



6.75m  
Minimum  
Eaves Height



Electric Roller  
Shutter Door



24 Hour  
On Site  
Security



Car  
Parking



Access to  
A3 and M25



Public  
Transport  
Links

## Further information

### Lease Terms

The property is available by way of a new Sub-Lease for a term to be agreed.  
The Head Lease expires January 2029.

### Rent

On application.

### Service Charge

The current on account service charge is £1.19 psf pa excl.

### Business Rates

Unit 12 to be separately assessed.

### EPC

The EPC rating is D-78.

### Legal Costs

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

### VAT

The property is elected to VAT which is therefore payable on rent and service charge.

### Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.

## Accommodation

The approximate Net Internal Area comprises:

Floor	Sq.ft	Sq.m
Ground Floor	14,442	1,341.7
Total	14,442	1,341.7

### Location

Address: Unit 12, Merton Industrial Park, Lee Road, London SW19 3HX

What3words: ///cargo.vision.burn

### Nearest Stations

South Wimbledon Tube Station: 0.7 miles / 14 min walk

Morden Road Tramlink: 0.6 miles / 11 min walk

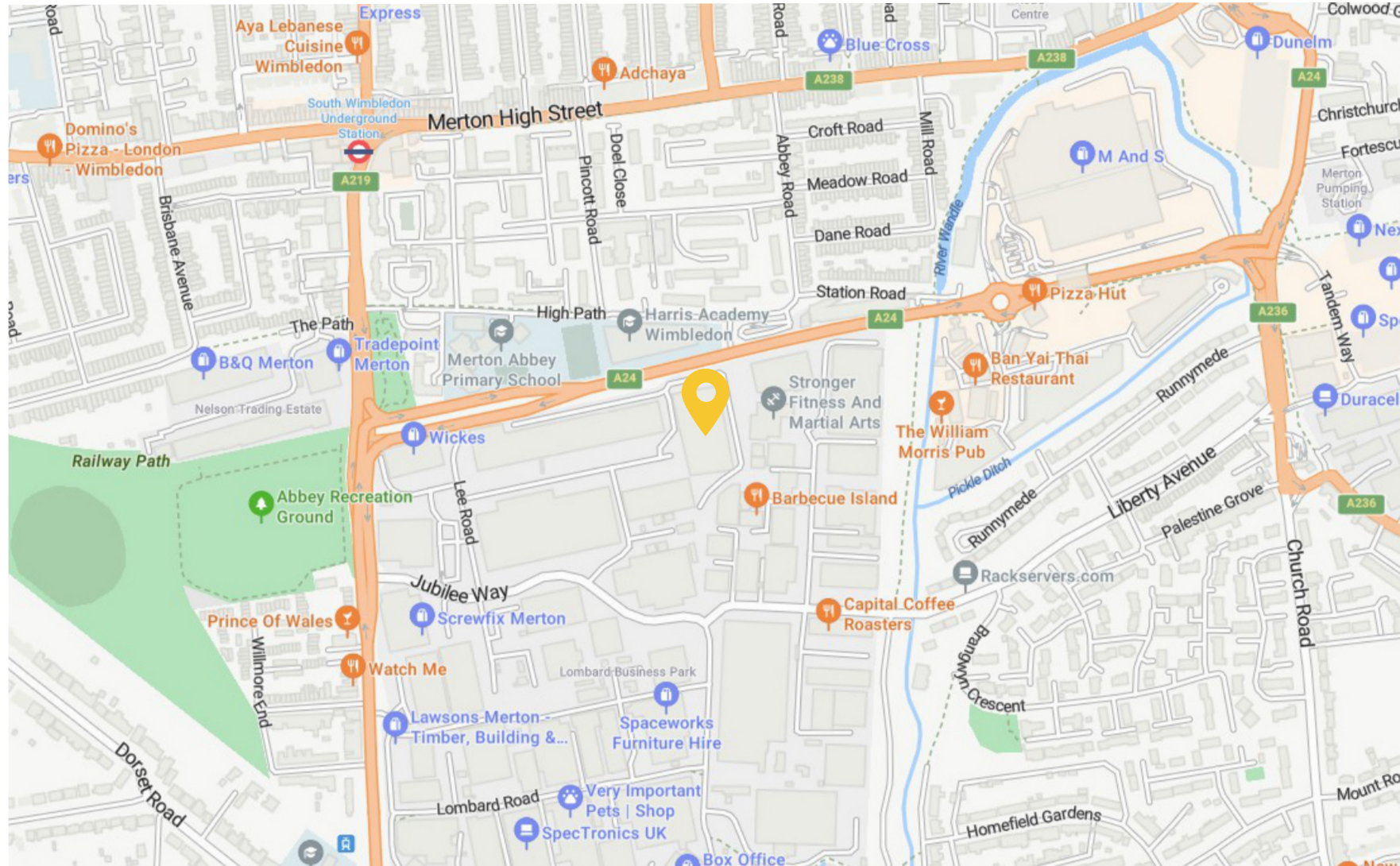
### Motorway Connections

A3: 3 miles (15 min drive)

M25, Junction 10: 14.8 miles (26 min drive)



## Location Map



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated February 2025.



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