

ZENNOR

TRADE PARK BALHAM
SW12 OPS

NEWLY REFURBISHED UNITS AVAILABLE FROM 2,319 SQ FT

















DESCRIPTION

The estate provides various light industrial warehouse and trade counter units. The units are of north lit steel truss frame construction with brick and blockwork elevations. They have an internal height of 2.75m to the underside of the truss rising to 4.75m at the apex. The units also benefit from the following:

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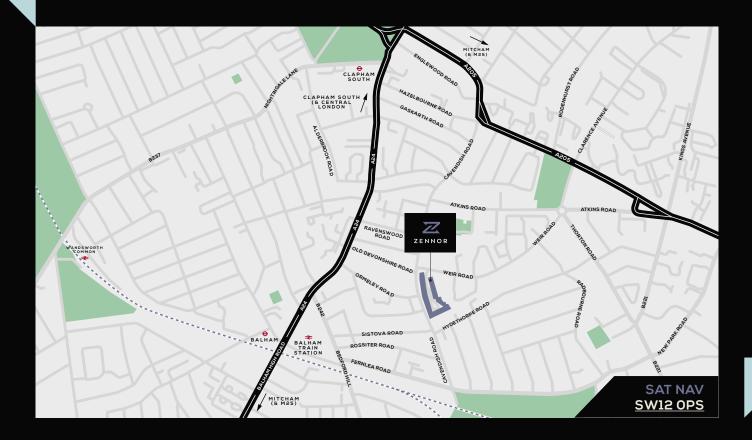
- LED lighting
- Electric roller shutters
- Open plan
- warehouse space
- 24-hour access
- 3 phase power supply

- Good levels of natural light
- Onsite CCTV
- Car parking
- Capped gas supply
- WCs
- EPC B

ACCOMMODATION

Area (GIA)	SQFT	SQM
Unit 11	5,333	495
Unit 15	3,084	287
Unit 21	2,319	215
Unit 22	2,323	216





LOCATION

Zennor Trade Park is located off Weir Road approximately 8 minutes walk from Balham Station offering Northern Line Services to Central and South London, in addition to Southern Railway Services to London Victoria and the South East. The A205 South Circular Road and A24 Balham High Road are a short distance to the west and north east of the estate, providing good access to both Central London and the wider road network.

The estate is also within a few minutes' walk from the shops and amenities of Balham High Street including Waitrose, Sainsbury's, Pizza Express, Greggs and several cafes.

TOOLSTATION

ITRANCE



For the latest information on availability, please contact the joint agents:



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