



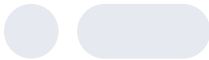
Mileway

Gap Road London

53 Gap Road, Wimbledon, London, SW19 8JA

Newly Refurbished | Available Immediately | IOS Class 1 | 78,369 sq ft

LastMileFirst | mileway.com



Industrial Outdoor Storage to let

78,369 sq ft / 1.78 Acres



Mix of hardstanding surfacing



B2/B8 Industrial use class



Secure and fully serviced



Office/ancillary accommodation



Class 1 Industrial Outdoor Storage



Prime London servicing location

Class 1 Industrial Outdoor Storage site comprising a net area of 1.78 acres.

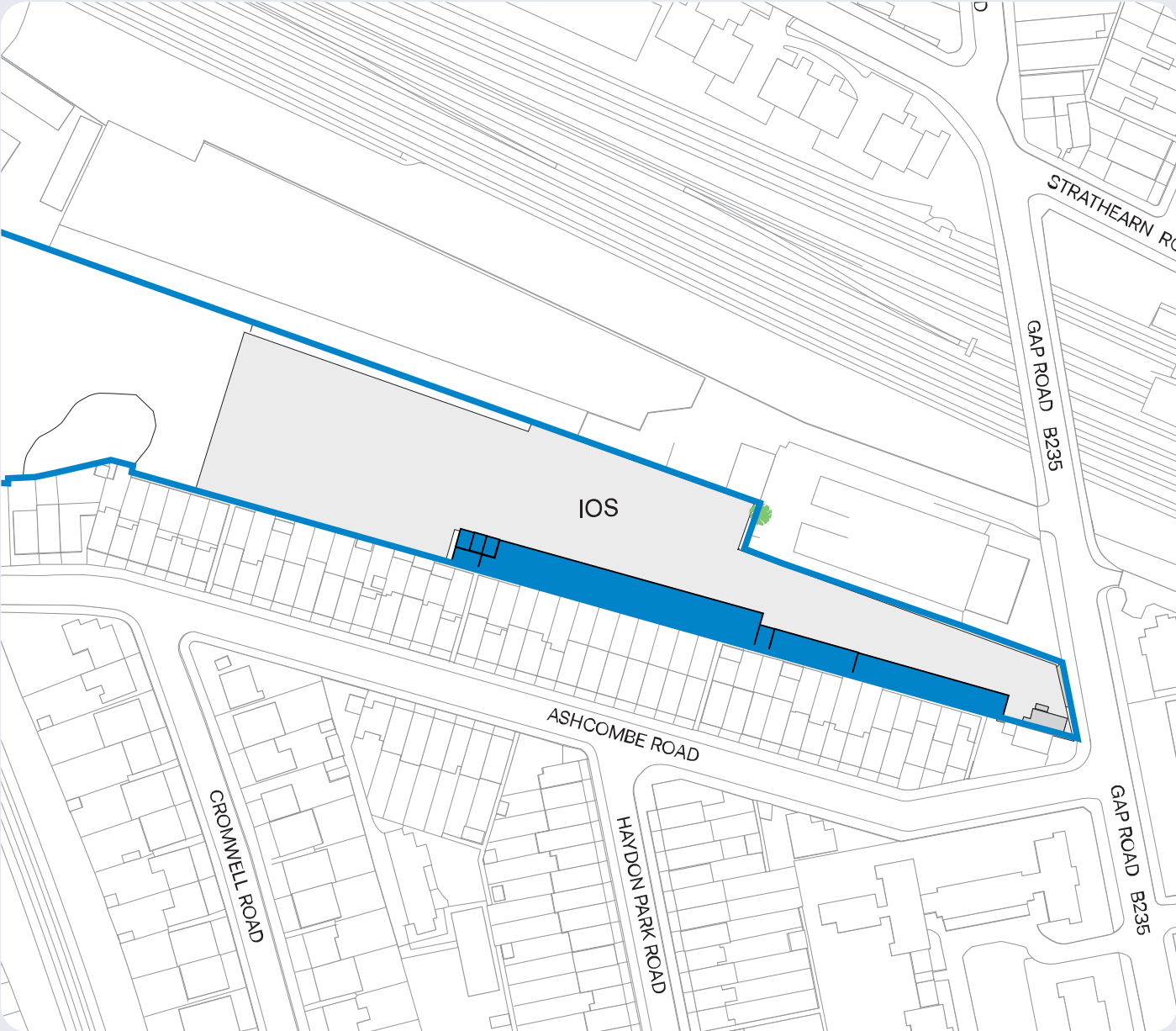
The site is self-contained and comprises a mix of concrete, tarmac, and block paving surfacing. Accessed directly from Gap Road, the site benefits from water and KVA power supplies and includes a variety of buildings. The property has undergone a comprehensive refurbishment programme, with all works completed in May 2026.



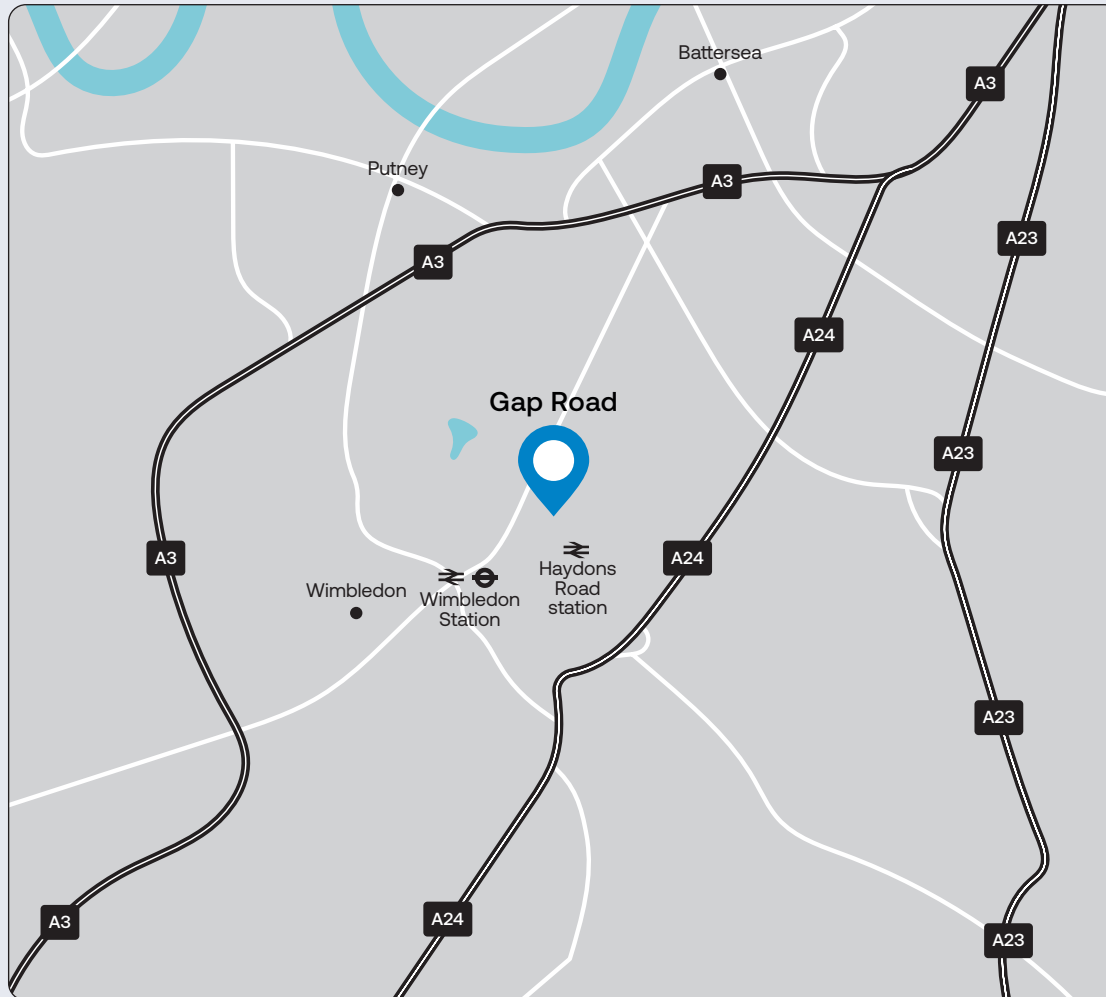


Site Plan

Unit	Property Type	Size (Sq Ft)	Size (Sq m)
IOS	Class 1 IOS	65,910	6,123.2
Building 1	Office & Stores	5,814	540.1
Building 2	Stores	6,645	617.3
Total	-	78,369	7,280.6



Location



Situated within Wimbledon, Southwest London, the site benefits from excellent connectivity being a short drive from the A3, A23 and A24 which all provide fast access into Central London. The M25 orbital motorway is also easily accessible via the A24 and can be reached at Junction 9, approximately 11 miles away.

Haydons Road station which provides both national rail and London Overground connections is situated approximately 0.4 miles away. In addition, Wimbledon Station and Wimbledon Park underground are both 0.7 miles from the site. Situated on the western edge of the property is a Safestore self-storage facility.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Gap Road London

53 Gap Road, Wimbledon, London, SW19 8JA
Newly Refurbished | Available Immediately
IOS Class 1 | 78,369 sq ft

Book a viewing

Mileway

David Deeley
T: 0113 868 3776
ios@mileway.com

DTRE
020 3328 9080
www.dtre.com

Charlie Wing
M: +44 (0)203 328 9080
charlie.wing@dtre.com

Carter Jonas

020 7518 3200
carterjonas.co.uk/commercial

James Butcher
M: +44 (0)7890 300 100
James.Butcher@carterjonas.co.uk

**Lambert
Smith
Hampton**
020 7198 2000

Joe Skinner
M: +44 (0)207 198 2293
jskinner@lsh.co.uk

Further information:

EPC
Exempt.

VAT
Rent is subject to VAT.

Rent
Upon application.

Terms
The site is available as a whole by way
of a new full repairing and insuring
lease.

Legal costs
Each party to bear their own
legal fees.

This document (together with any attachments, appendices and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.