

A Prime Located Urban Trade and Warehouse Park with Seamless Central London Connectivity





Where the City Aligns, Business Moves Faster



CENTRAL LONDON (5.3 Miles / 20 Mins)

UNIT 22
UNIT 21
UNIT 20
UNIT 19

WOLSELEY

TOOLSTATION

CE F

JOHNSTONE'S
TRADE

SCREFIX

Topps Tiles

TP
Travis Perkins

Dulux

HOWDENS

REXEL

UNIT 11
3-phase, 200 A per
phase (138 kVA)



Urban Trade Space, Built for Business

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.



Newly Refurbished



LED Lighting



Electric Roller Shutters



Open Plan Warehouse Space



24/7 Access



3 Phase Power Supply



On-Site CCTV



Car Parking Spaces



Capped Gas Supply



EPC Rating 'B'



ZENNOR TRADE PARK

AVAILABILITY	SQ FT	SQ M
Unit 11	6023	559.6
Unit 19*	2,316	215.2
Unit 20*	2,319	215.4
Unit 21*	2,319	215.4
Unit 22*	2,337	217.1

*Ability to combine units





An Unrivaled Location, Access that Delivers

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.

LOCATION	MILES	TIME
A24	0.2	1 min
A205	0.5	3 mins
Clapham	1.8	7 mins
Central London	5.3	20 mins
M25	14.1	32 mins



 **Nearest Tube Station:**
Balham Station
0.4 miles / 8 mins (walk)

 **Nearest Bus Stop:**
Balham New Road
0.3 miles / 5 mins (walk)



 **1,034,736**
People live within a 15 mins drive

 **468,841**
People live within a 10 mins drive

 **92,196**
People live within a 5 mins drive





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



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