



UNITS AVAILABLE  
FROM 2,319 SQ FT

A Fully Serviced Trade  
Park with Seamless  
Central London Connectivity



Balham SW12 0PS

# Where the City Aligns, Business Moves Faster



**1,034,736**

People live within a 15 mins drive



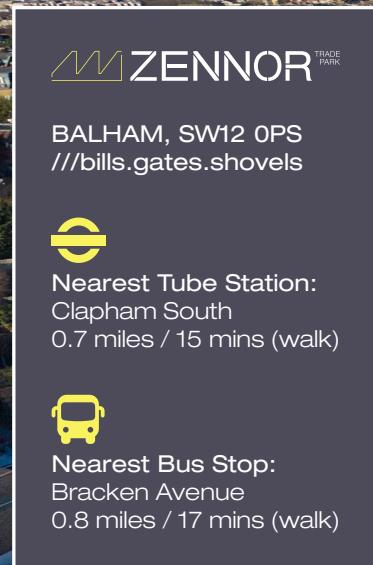
**468,841**

People live within a 10 mins drive



**92,196**

People live within a 5 mins drive





# 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



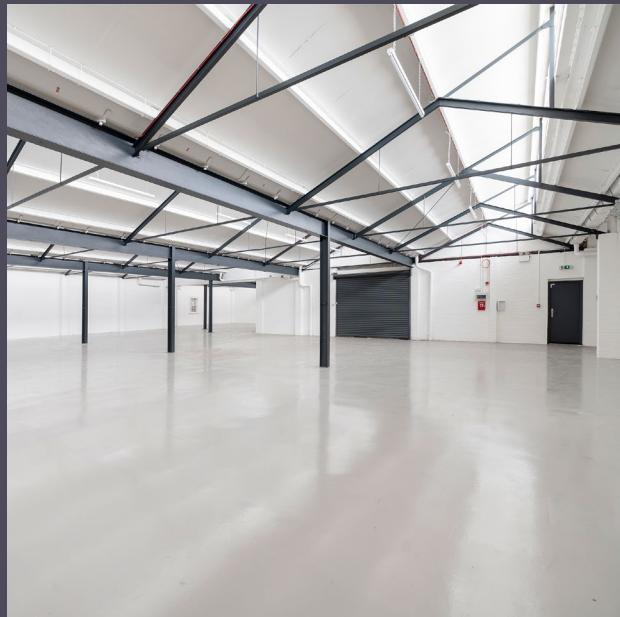
Car Parking  
Spaces



Capped Gas  
Supply



EPC  
Rating 'B'

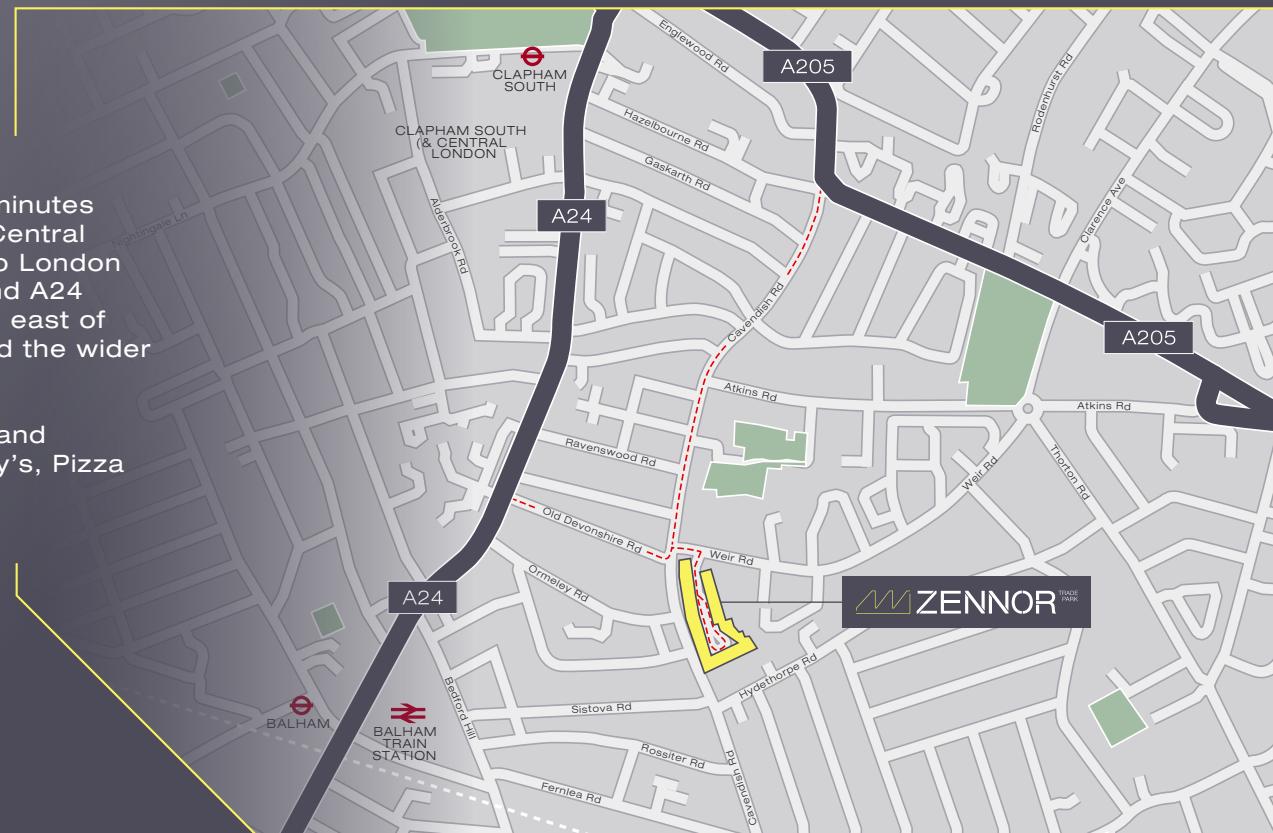


# An Unrivaled Location, Access that Delivers

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



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



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