

A Fully Serviced Trade
Park with Seamless
Central London Connectivity







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



BALHAM, SW12 0PS
///bills.gates.shovels



Nearest Tube Station:
Clapham South
0.7 miles / 15 mins (walk)



Nearest Bus Stop:
Bracken Avenue
0.8 miles / 17 mins (walk)





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	5,333	495
Unit 19	2,127	198
Unit 21	2,319	215
Unit 22	2,323	216



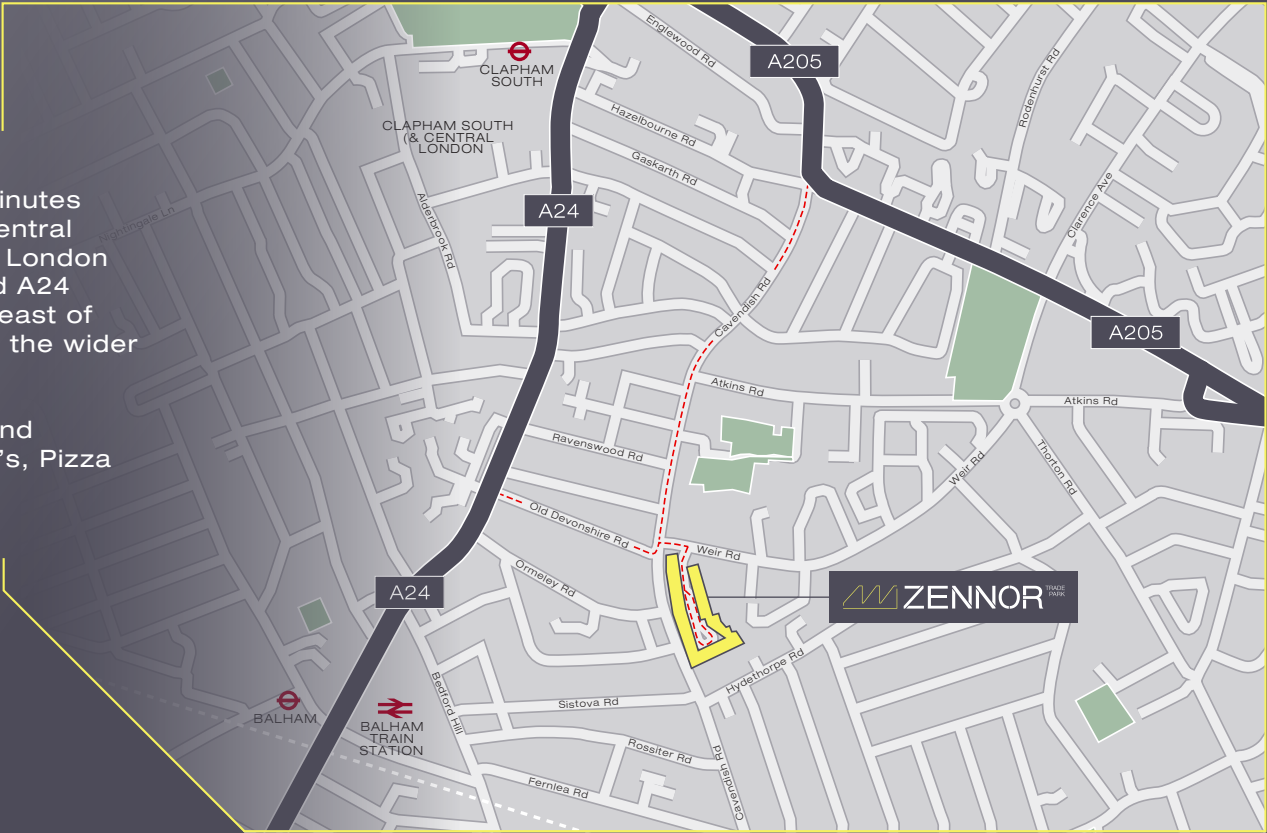


An Unrivalled Location, Access that Delivers

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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