

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

CEFCO

JOHNSTONE'S TRADE

SCREWFIX

Topps Tiles

TP
Travis Perkins

Dulux

HOWDENS

REXEL

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



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 20*	2,327	216
Unit 21*	2,319	215
Unit 22*	2,323	216



*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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