



**Nelson
Trade Park**
SW19

UNITS 3 & 4 TO LET 6,028 - 12,065 ft²

FULLY REFURBISHED

MORDEN ROAD, LONDON, SW19 3BL



FULLY
REFURBISHED



EV CHARGING
POINTS



PV ROOF
PANELS



LED WAREHOUSE
LIGHTING



6M EAVES
HEIGHT



OFFICE HEATING/
COOLING SYSTEMS

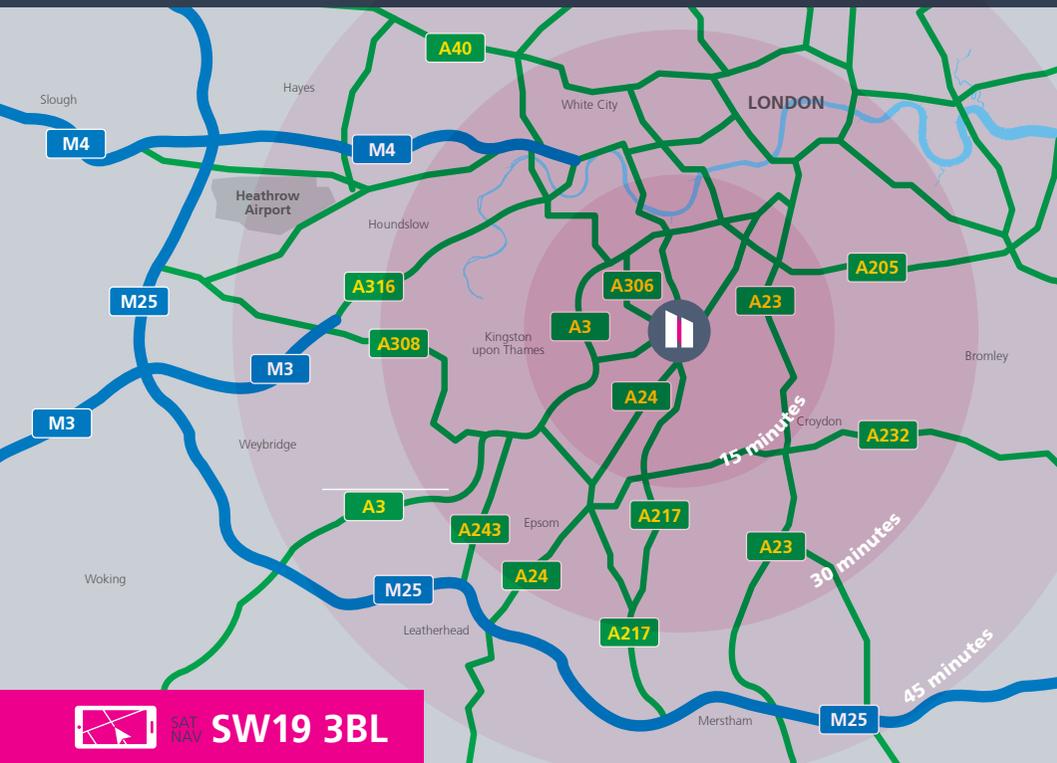


Unit 3	FT ² (GEA)	MT ² (GEA)
Ground & First Floor Office	2,024	188
Warehouse	4,004	372
Total	6,028	560

Unit 4	FT ² (GEA)	MT ² (GEA)
Ground & First Floor Office	2,022	188
Warehouse	4,015	373
Total	6,037	561

Unit 3 & 4 COMBINED	FT ² (GEA)	MT ² (GEA)
Ground & First Floor Office	4,046	376
Warehouse	8,019	745
Total	12,065	1,121





SAT NAV **SW19 3BL**

www.what3words.com/ballots.grant.clouds

NEARBY OCCUPIERS

B&Q

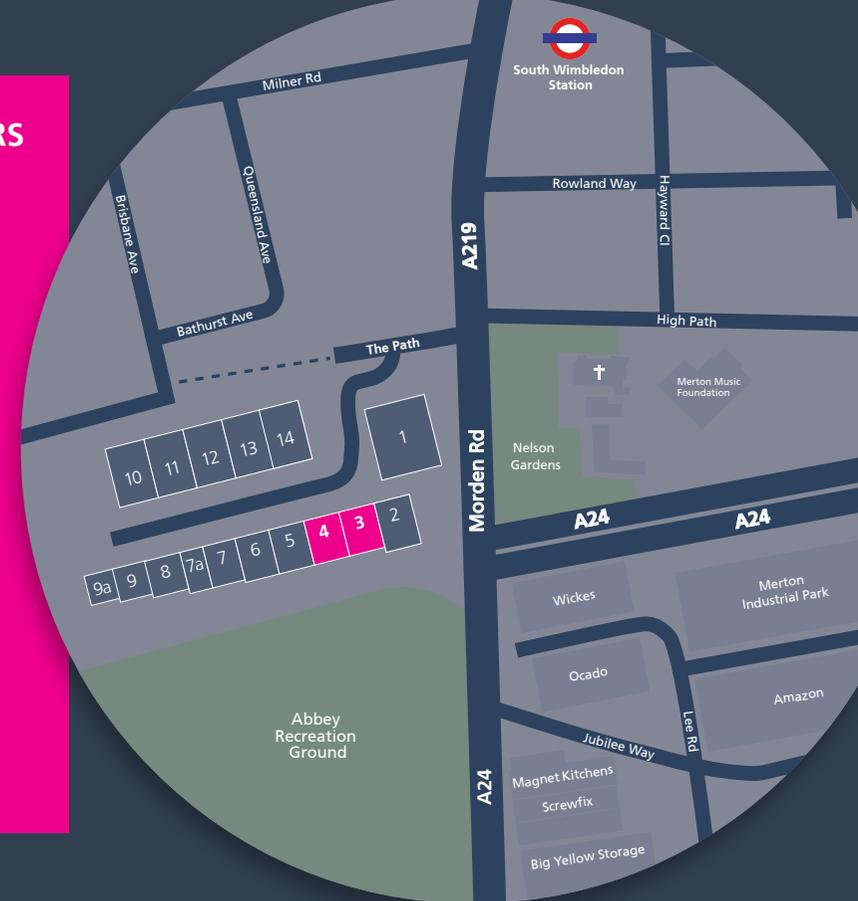
TOOLSTATION

HOWDENS

Magnet

SCREWFIX

WOLSELEY



LOCATION

The properties are situated just three miles from the A3, which provides good access to Central London (8 miles). South Wimbledon Underground Station is located less than 300m away. Morden Road Tramlink Station is also in close proximity, providing access to Wimbledon Station.

DESCRIPTION

The properties comprise mid-terrace units of steel portal frame construction. The properties will be comprehensively refurbished and have the potential to be combined.

RATEABLE VALUE

To be reassessed on refurbishment completion.

SERVICE CHARGE

Details upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Unit 3 = EPC Rating A -20 / Unit 4 = EPC Rating A -23.

TERMS

New lease available direct from the landlord on terms to be agreed.

RENT

On application.

ALL ENQUIRIES:



Robert Bradley-Smith
07469 854 799
robert.bradley-smith@ryan.com



Morgan Perez
07852 169 190
morganperez@centro.plc.uk

Paul Harwood
07786 628 143
paulharwood@centro.plc.uk