

Inner London Urban Industrial Investment Opportunity with Redevelopment Potential

DTRE

20 Lydden Road / Earlsfield / London / SW18 4LR



01 Investment Summary

- Vacant possession opportunity with immediate access to a refurbishment or redevelopment strategy
- 0.83 acre plot
- Zone 2/3 London location strategically positioned in Earlsfield within the London Borough of Wandsworth
- Unique opportunity to create a best in class urban logistics.
- The property currently extends to a total area of 34,185 sq ft GIA
- Well located just 7 miles from the City of London and 6 miles from London's West End
- Excellent connectivity to Central London via overground and underground transport, situated 0.4 miles from Earlsfield train station and 0.8 miles from Southfields Underground station
- Freehold

Proposal

Revised pricing on application. Unconditional offers are invited, subject to contract and exclusive of VAT.



02 Aerial

Wandsworth
3 min drive

Sainsbury's

THE BIG
YELLOW
SELF
STORAGE

HOWDENS
Topps Tiles

TOOLSTATION

Battersea

Central London

SHURGARD
SELF-STORAGE

Sergent Ind Estate

King George's Park

Garrett Lane

20 Lydden Road



PIRATE.COM

safestore

→ Earlsfield
1 min drive

Valor Park
Wandsworth

Lydden Road

MR. RESISTOR
Lighting Specialist Est. 1968

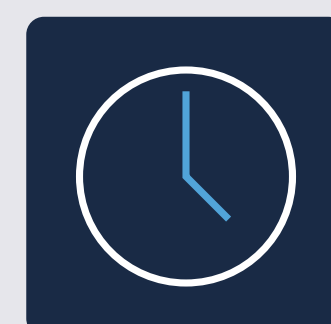
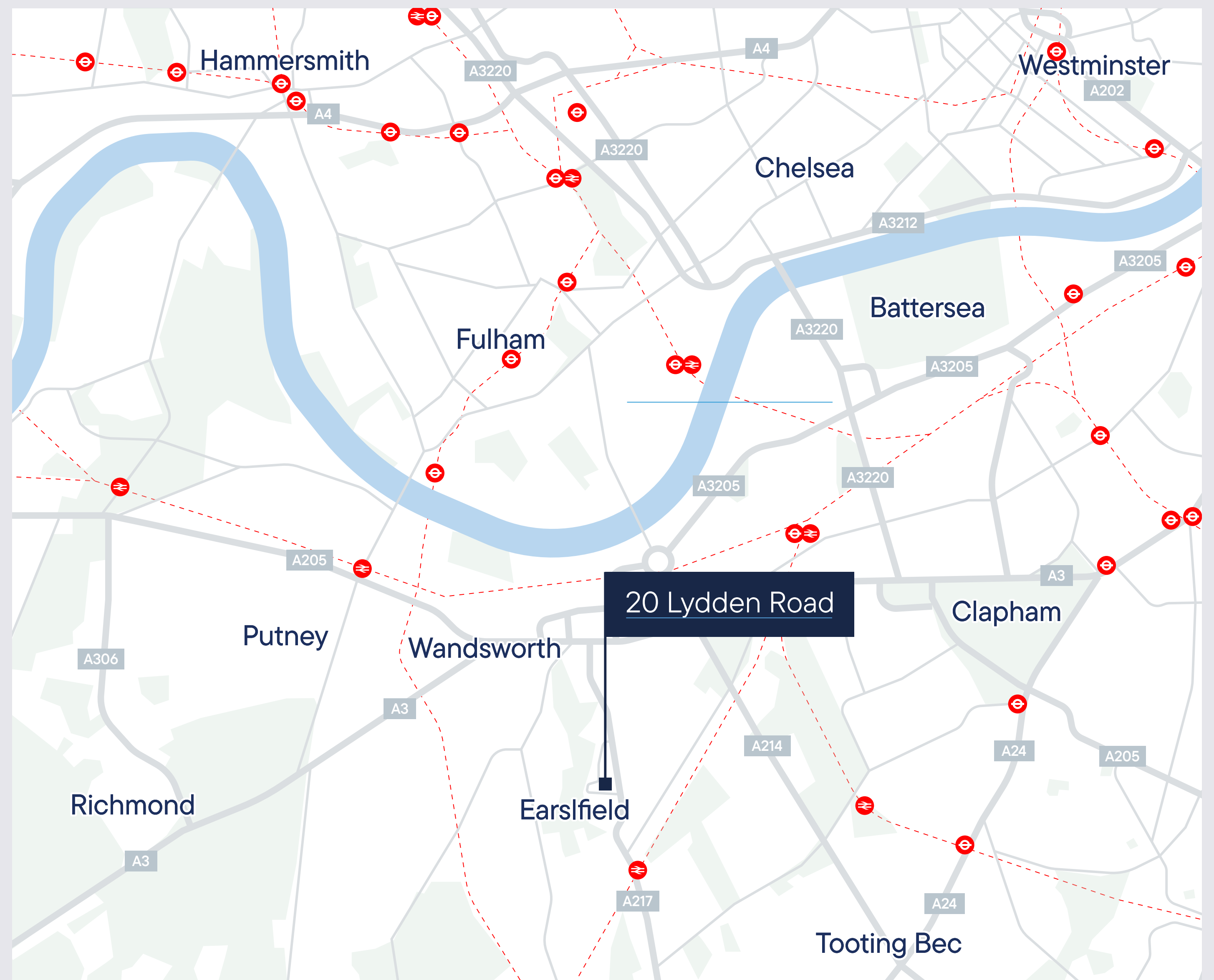
03Location

The property is located within Earlsfield, an affluent area in the South-West London borough of Wandsworth. Wandsworth (population: 327,506) is a Zone 2/3 London location providing immediate and quick access to Greater London. The population of both Greater London and Wandsworth is expected to increase significantly in the coming years, with Greater London expected to grow to 10,000,000 and Wandsworth to over 350,000 by 2031.

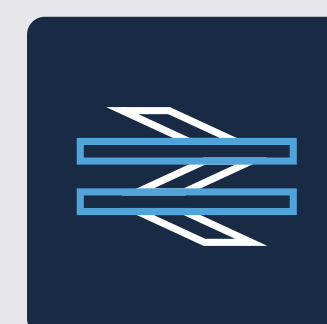
The property's Inner London location benefits from excellent connectivity to and from Central London and the surrounding area. Located just a short walk from the property are both Southfields tube station and Earlsfield train station. By road, there is Immediate access to the South Circular (A205) road to the north and M25 motorway (Junction 10).

Inner London has a higher percentage of its population between the age of 20 – 44 than anywhere else in the UK at circa 47%. Earlsfield's location within Inner London has captured this demographic from a work and live perspective and is further enhanced by the excellent connectivity and green spaces made available in the Borough of Wandsworth.

 **View Google Maps**



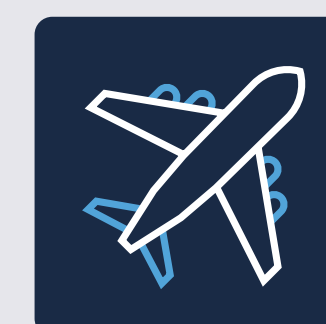
20 minutes to
Victoria train station
Central London from
Earlsfield train
station



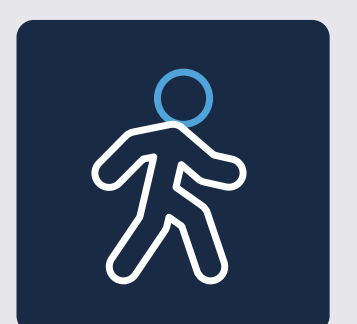
**Trains every 3/4
minutes to**
London Victoria
from Earlsfield
train station



30 minutes to
The M25
via the a3



0.4 miles to
Earlsfield
Train station.
0.8 miles to
Southfields
tube station



40 minutes to
Gatwick Airport
by rail

04 Refurbishment Strategy

20 Lydden Road was formally occupied by Crew Clothing as their UK Headquarters, until April 2025. The property comprises 18,869 sq ft of warehouse accommodation with 15,316 sq ft of offices and 7,708 sq ft of mezzanine storage.

The building benefits from two ground level loading doors, parking and a minimum eaves height of 5.85m. The building has the ability to be subdivided as part of any refurbishment.

Existing Floor Areas

Unit	GIA (sq ft)	GIA (sq m)
Ground Floor Warehouse	18,027	1,675
Ground Floor Offices	6,010	558
First Floor Offices	6,172	573
Second Floor Offices	3,134	291
External Store A & B	842	78
Total	34,185	3,176

* tenant mezzanine: 7,708 sq ft / 716 sq m



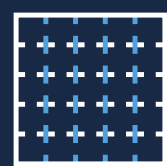
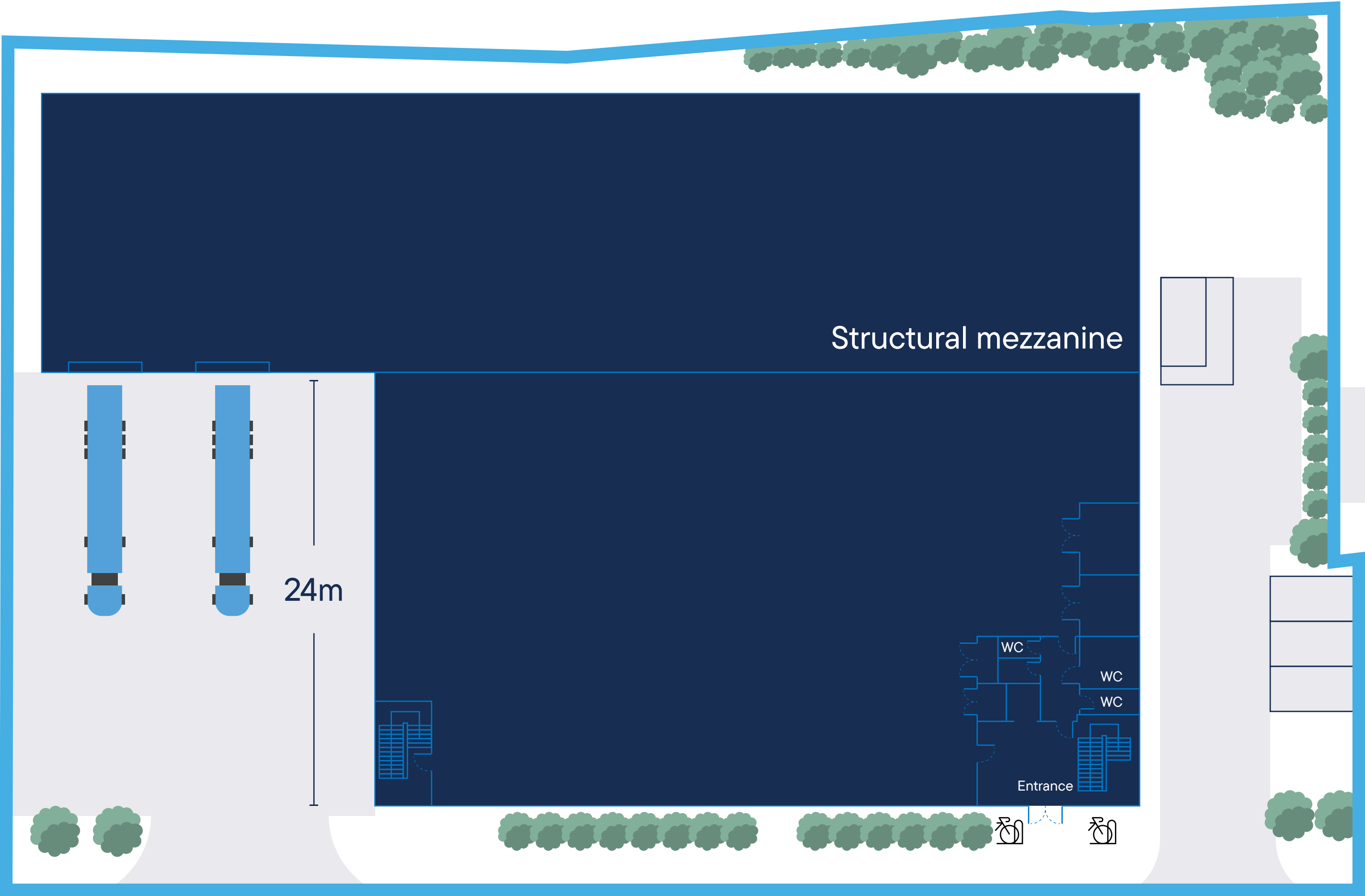
05 Redevelopment Strategy

The site benefits from a detailed planning consent (Granted March 2025) for a brand new Grade A last mile warehouse logistics facility totalling 36,887 sq ft sq ft.

Please see the proposed specification and site plan below.

Proposed Floor Areas

Unit	GEA (sq ft)	GEA (sq m)
Ground Floor Warehouse	21,151	1,965
Structural Mezzanine	6,716	636
Ground Floor Office	4,445	413
Second Floor Plant / Welfare	4,445	413
Total	36,887	3,427



Site Area
0.83 acres



Allocated car & EV parking spaces



Level Access
2



Floor Loading
50kn/m²



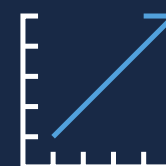
Mezzanine Loading
10kn/m²



Minimum Eaves Height
9.60m



Power Offer
681 kVA



Yard Depth
24m



Secure Yard



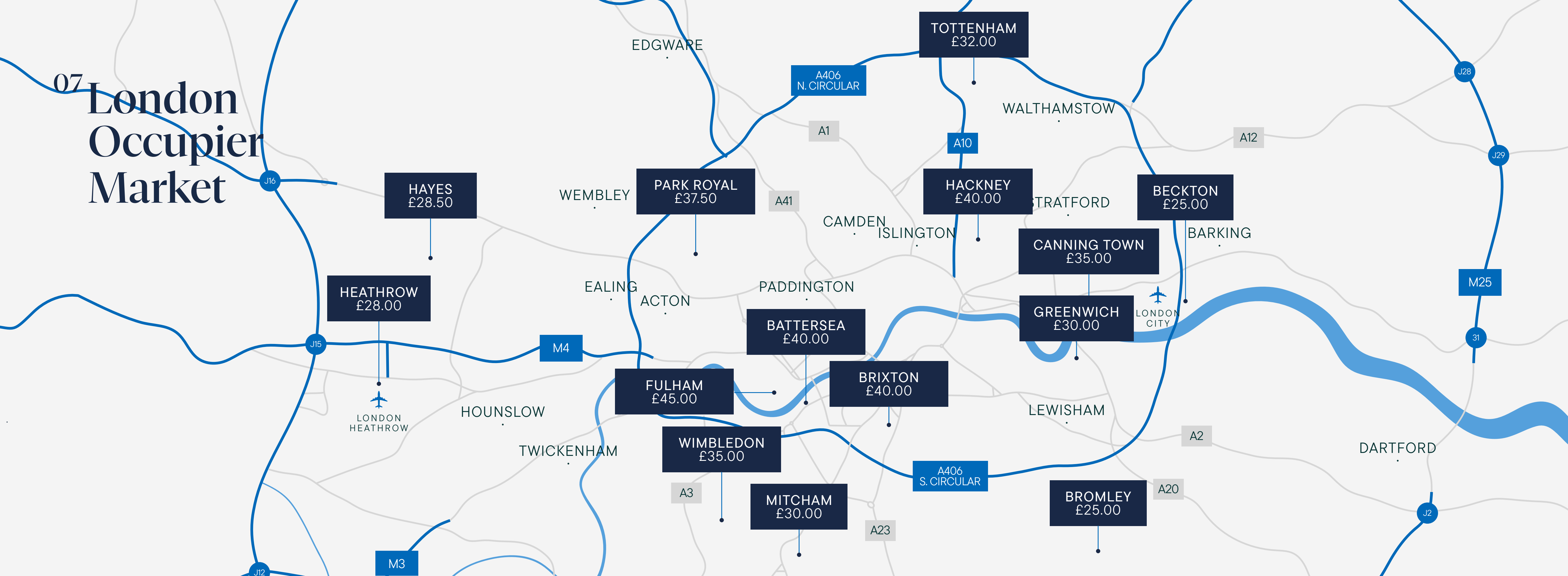
Target BREEAM
Excellent



Target EPC
A+

06 Redevelopment Strategy





Scheme	Size (sq ft)	Tenant	Date	Rent (psf)	Term (Years)	Incentive (Months)	Specification
Unit 5 Battersea Business Park	9,933	Foster & Partners	Under Offer	£37.50	5	10	Second Hand Refurbished
Unit 7 & 8 Bloom Camberwell	16,222	Honest Burger	Jan 2026	£37.00	20	Confidential	New Build
Unit 3 Havelock Terrace Batersea	5,422	Amazon	Jan 2026	£38.00	5	Confidential	Second Hand Refurbished
Unit 4 Havelock Terrace Batersea	5,085	All Type Roofing	Dec 2025	£38.00	10 (6)	10	Second Hand Refurbished
Unit 13 Ferrier Street	2,635	Land Rover Car Parts	Sep 2025	£47.00	10	7	Second Hand Refurbished
Unit 2 Bloom Hackney	4,635	Fuse Energy	Mar 2025	£41.00	10 (5)	8.5	Grade A New Build
Unit A Bloom Brixton	7,877	Thomas Franks	Jan 2025	£41.00	15	9	Grade A New Build
Unit 7 & 8 Bloom Camberwell	16,222	Honest Burger	Sep 2025	£37.00	20	10	Brand New Grade A Specification
Unit 15-16 Ferrier Street	5,400	Varley	Dec 2024	£45.00	10	Confidential	Refurbished
Valor Park St Andrews Way	8,533	Yunex	Sep 2024	£36.50	10	8	Second Hand Refurbished
Unit A Tower Bridge BP Bermondsey	39,074	Iron Mountain	Mar 2024	£31.00	15	9	Refurbished

08 Further Information

VAT

We understand the property has been elected for VAT. Interested parties should make their own enquiries as to the VAT treatment of the transaction.

EPC

EPC certificates are available upon request.

Title

Freehold.

Data Room

A virtual data room is available on request containing relevant documents.

AML

In accordance with DTRE AML Regulations, the successful purchaser will be required to satisfy DTRE on the source of funds used to complete any proposed transaction.

DTRE

Charlie Wing

✉ charlie.wing@dtre.com

☎ 07483 068 030

Charlie Spilsbury

✉ charlie.spilsbury@dtre.com

☎ 07894 984 580

Dowley Turner Real Estate LLP on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Oct 2026.



Proposal

Revised pricing on application. Unconditional offers are invited, subject to contract and exclusive of VAT.