

267 MERTON ROAD

Wandsworth, London **SW18 5JS**

TO LET



26,645 SQ FT
(2,475 SQ M)

Ultra Urban Logistics Hub with Excellent
Roadside Prominence
Available Immediately

**Lambert
Smith
Hampton**

267 Merton Road, SW18 5JS

Description

The property is a detached modern warehouse unit totalling 26,645 sq ft / 2,475 (GEA). The warehouse specification consists of the following: concrete floor, two surface level loading doors, LED lighting, gas strip heater located along each upper internal elevation and an extraction system, again in various locations along each elevation. The warehouse has an underside haunch height of 5m rising to 7.75m at the apex.

Externally the unit benefits from dedicated parking provisions along with separate yard/loading provisions which are self contained by an electronic barrier

The unit benefits from an existing consent for B8 (distribution) uses.

Specification

- Eaves Height of 5m Rising To 7.75m at Apex
- Two Electric Level Access Loading Doors
- LED Lighting Throughout
- 29 Parking Spaces
- Ground and First Floor Office Accommodation
- Translucent Roof Lights
- WC Facilities & Tea Point
- Large Reception Area



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Location

Prominently located on the A218 in Wandsworth linking directly onto the A3, a key arterial route into London and towards Surrey. The unit is 6 miles from central London and 7 miles from J8 M25 around 7 miles to the south, which links directly to the national motorway network, and the M3, and South West. Nearby occupiers include Wolseley, Halfords, and Screwfix.

The property is 0.9 miles from the M3, 6.7 miles from the M4 and 18 miles from J10 M25. Heathrow Airport is 15 miles to the West and Gatwick Airport is 35 miles to the South.

Accommodation

	Sq Ft	Sq M
Ground Floor Warehouse & Offices	23,425	2,176
First Floor Offices	3,219	299
TOTAL (GEA)	26,645	2,475





Additional Information

EPC

EPC Rating: D(78)

TERMS

The property is available by way of an assignment of the existing lease or a new sublease. The existing lease expires on 24th March 2029 and is drafted Inside the Provisions of the Landlord and Tenant Act 1954. There are no further reviews until expiry.

Alternatively a new lease can be agreed direct with the Landlord.

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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