



UNIT 1

TO LET

# Unit 1 Gresham Way Industrial Estate

Wimbledon, SW19 8DW

24,170 sq ft



Gresham Way Industrial Estate offers potential occupiers with high quality, highly prominent, modern industrial premises with excellent road & rail connections.



**Open plan  
warehouse space**



**6.4m  
eaves height**



**3 level  
loading doors**



**Highly  
prominent unit**



**Excellent road and  
rail connections**



**3 phase  
power supply**



**Secure  
gated estate**



**Ample parking  
provision**





## Accommodation (GIA)

All areas are approximate.

Description	Sq. Ft.
Ground floor warehouse / ancillary	21,996
First floor	2,174
<b>TOTAL</b>	<b>24,170</b>

## Specification

- **6.4m eaves height**
- **3 level loading doors**
- **Large secure fenced yard**
- **Ample parking provision**
- **3 phase power supply**
- **Open plan warehouse space**

## Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

## Rates

Interested parties should make their own enquiries with Merton Council.

## EPC

Available on request.

## VAT

VAT will be payable where applicable.

## Legal Costs

Each party to bear their own costs incurred on this transaction.

**For further information or to arrange a viewing please contact the agents:**

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REAL ESTATE**

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