



**TO LET**

Wellington Works, Wellington Road,  
Wimbledon Park, SW19 8EQ



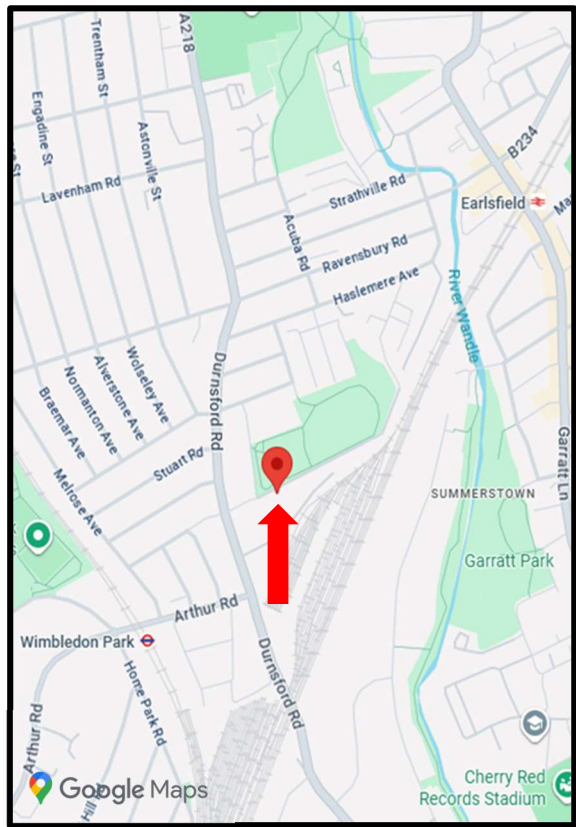
**Warehouse/ Industrial  
Opportunity**  
**From 448 – 2,388 sq ft**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**



Units 1b, 3b & 4 Wellington Works, Wellington Road, Wimbledon Park, SW19 8EQ



Location

Wellington Works is strategically located on Wellington Road, 0.4 miles from Wimbledon Park Underground Station (District Line), and 0.7 miles from Earlsfield Station (Mainline services). Central Wimbledon is approximately 1.5 miles to the south, and Central London lies around 6 miles to the north.

The estate is well served by road, with quick access to the A24 and A3, providing direct routes into Central London and to the M25 motorway.

Description

The available accommodation comprises three industrial units within the Wellington Works estate.

Unit 1B is a self-contained single-storey unit, offering bright open-plan space with suspended ceilings, recessed LED lighting, perimeter trunking, a kitchenette, a WC, and a dedicated entrance.

Unit 3B is a mid-terrace warehouse of concrete portal frame construction beneath a pitched roof, providing clear open-plan space with an eaves height of approximately 3.14m. The unit benefits from a WC and LED lighting.

Unit 4 provides larger warehouse accommodation with similar characteristics, offering potential to be used for workshop or industrial accommodation. Unit 4 also benefits from allocated parking, double loading timber swing doors, and a concrete load-bearing floor.

The units can be let individually or in combination, offering flexible accommodation for a range of occupiers.

Terms

New full repairing and insuring leases are the units are available for a term by agreement at a rent of **£25.00 per Sq Ft** exclusive plus VAT if payable. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Unit 1b	448	41.62
Unit 3b	1,881	174.75
Unit 4	2,388	221.85
Total	4,717	438.22

Rates

Interested parties are to make their own enquiries via the London Borough of Merton.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood:-



Ben Batchelor  
[benb@grantmillswood.com](mailto:benb@grantmillswood.com)  
07423 181 840



David Theobald  
[davidt@grantmillswood.com](mailto:davidt@grantmillswood.com)  
07974 231 352



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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 (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

\*\*Business rates - Interested parties are advised to make their own enquires via the East Hampshire District Council. August 2025.



[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**