

**267 Merton Road****Wandsworth, SW18 5JS**

Urban Logistics Hub with Secure Yard & Excellent Roadside Prominence

26,644 sq ft
(2,475.31 sq m)

- Detached self-contained unit
- 5m eaves rising to 7.75m at apex
- 2 surface level loading doors
- Secure gated yard
- 29 car parking spaces
- 2 EV charging points
- LED lighting throughout
- VFR heating & cooling system
- Gas warehouse heating
- Available immediately

Summary

Available Size	26,644 sq ft
Rates Payable	£247,200 per annum
Rateable Value	£515,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is a detached modern industrial / warehouse unit with secure yard and parking. Constructed with steel portal frame and clad elevations. The warehouse benefits from clear internal height of 5.1 metres rising to 7.75 metres. There are ground and first floor offices with VRF heating & cooling system, suspended ceilings with LED lighting and perimeter trunking.

Externally, the site provides 29 car parking spaces, including two EV charging points, together with a secure loading area with electronic barrier access.

Location

The property occupies a prominent position on the A218 in Wandsworth. It is located within an established South West London commercial area alongside occupiers such as Wolseley, Halfords, and Screwfix.

Approximately 6 miles south of Central London, the property benefits from nearby A3 access, with Junction 8 of the M25 and the M3 within 7 & 10 miles respectively, providing links to the wider motorway network.

Public transport is excellent, with Wimbledon Park station 1 mile away (25 mins to London Waterloo), multiple bus routes, and both Heathrow (16 miles) and Gatwick (35 miles) airports within easy reach.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground	23,425	2,176.25
1st	3,219	299.05
Total	26,644	2,475.30

Viewings

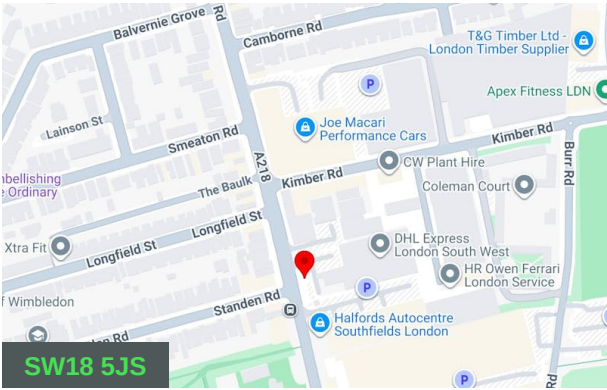
Strictly by appointment via the sole joint agents.

Terms

The unit is available on a leasehold basis by way of assignment or sublease expiring 24th March 2029 and is drafted Inside the Provisions of the Landlord and Tenant Act 1954. Alternatively, a new longer lease may be available directly from the landlord.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information

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