

# A Prime Urban Industrial Investment Opportunity with Redevelopment Potential

**DTRE**

20 Lydden Road / Earlsfield / London / SW18 4LR



## 02 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 development/scheme
- The property currently extends to a total area of 34,183 sq ft GEA
- 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

We are instructed by our client to seek offers in excess of **£11,000,000** (Eleven Million Pounds) subject to contract and exclusive of VAT.



# 03 Aerial

Wandsworth  
3 min drive

Sainsbury's

SHURGARD  
SELF-STORAGE

Sergent Ind Estate

King George's Park

THE BIG  
YELLOW  
SELF  
STORAGE

HOWDENS  
Topps Tiles

TOOLSTATION

Battersea

Central London

20 Lydden Road

Garrett Lane

PIRATE.COM

safestore

Earlsfield  
1 min drive

Valor Park  
Wandsworth

Lydden Road

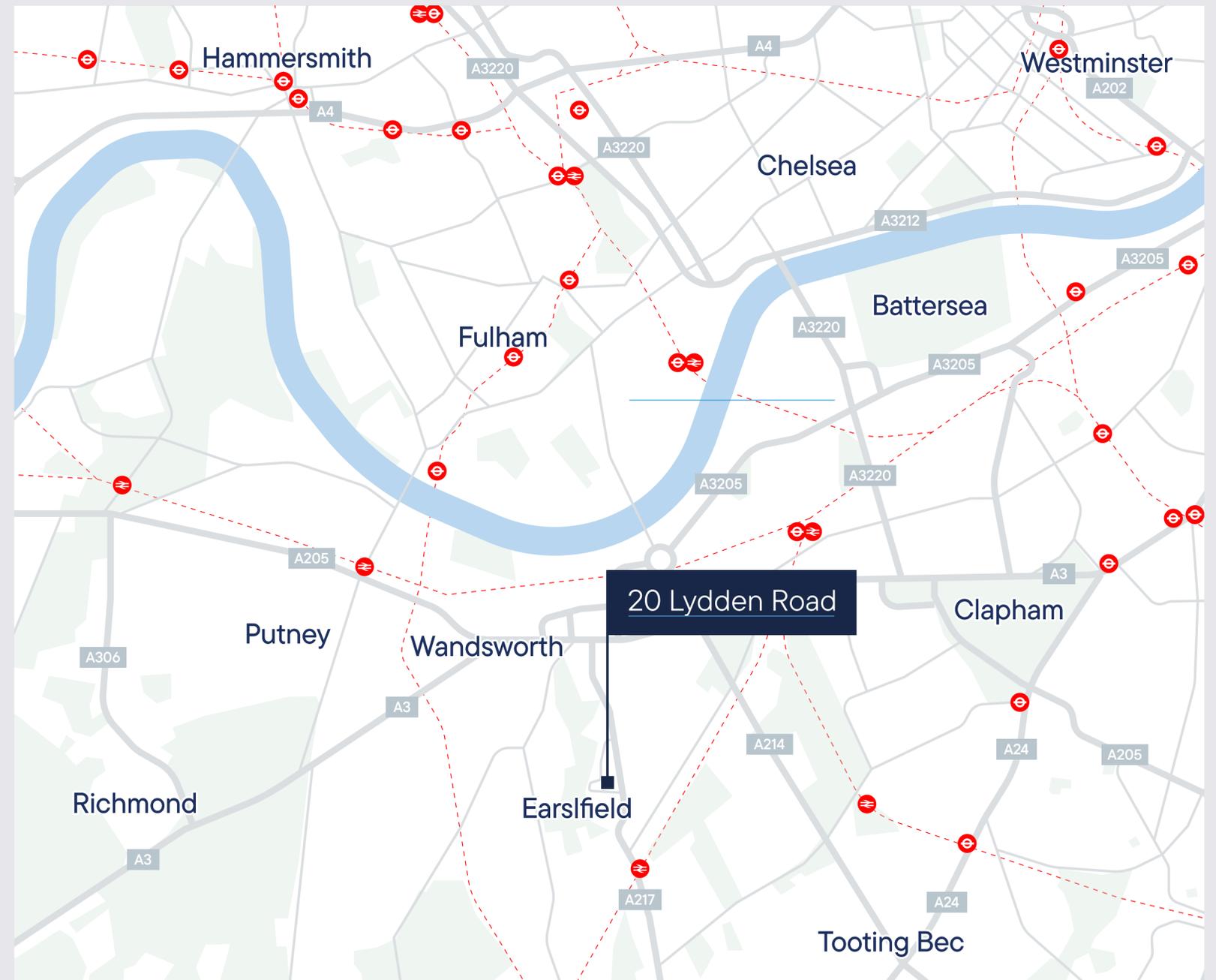
MR. RESISTOR  
Lighting Specialist Est. 1968

# 04 Location

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 Underground tube station and Earlsfield train station. By road, there is immediate access to the south circular 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.



**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

# 05 Refurbishment Strategy

20 Lydden Road was formally occupied by Crew Clothing as their UK Headquarters, until April 2025. The property comprises 25,000 sq ft of warehouse accommodation with 10,000 sq ft of offices and 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	GEA (sq ft)	GEA (sq m)
Ground Floor Warehouse	25,951	2,411
First Floor Offices	4,682	435
Second Floor Offices	3,487	324
Third Floor Offices	419	39
<b>Total</b>	<b>34,514</b>	<b>3,209</b>



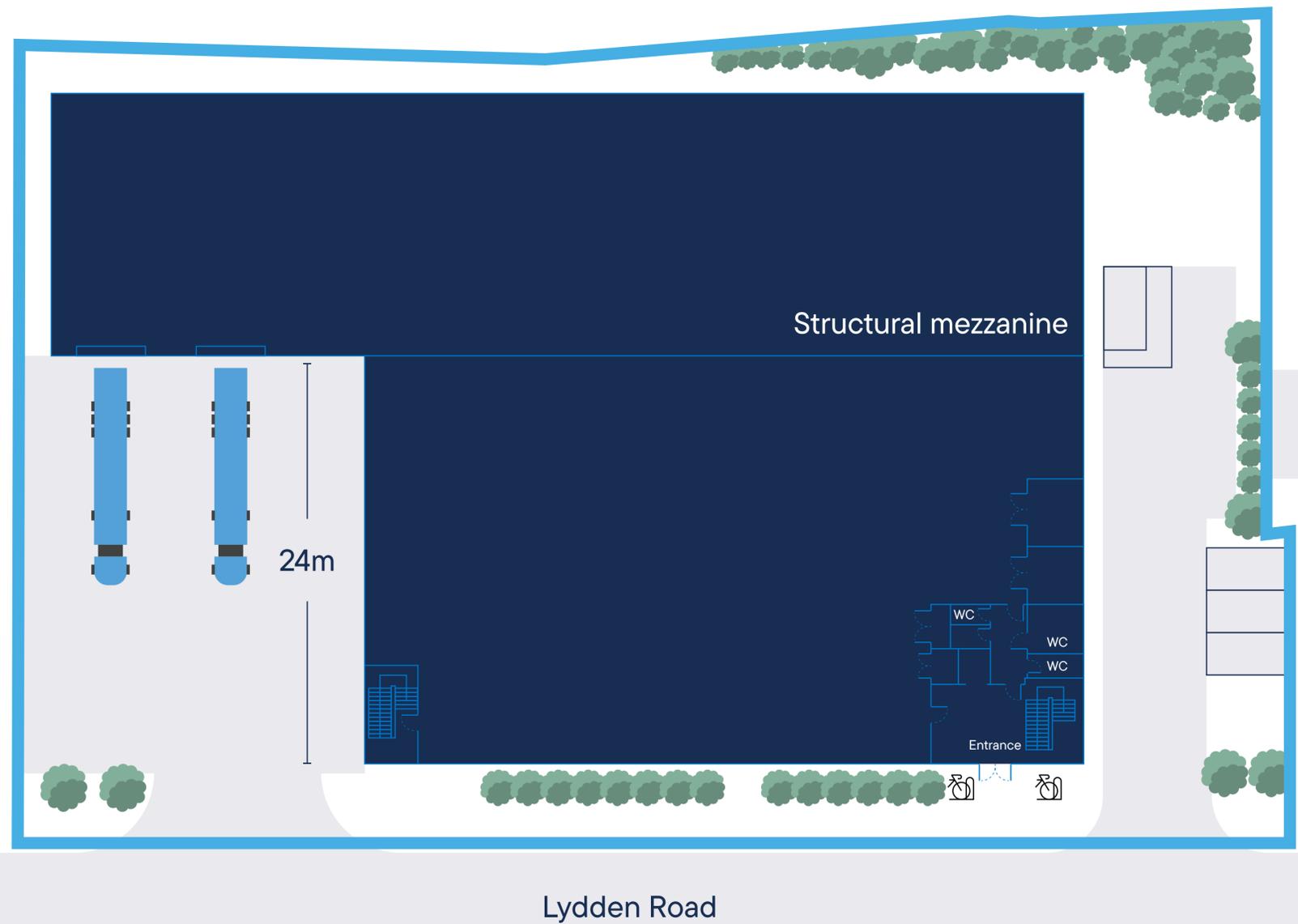
# 06 Redevelopment Strategy

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
<b>Total</b>	<b>36,887</b>	<b>3,427</b>



Site Area  
**0.83 acres**



Allocated car & EV parking spaces



Level Access  
**2**



Floor Loading  
**50kn/m<sup>2</sup>**



Mezzanine Loading  
**10kn/m<sup>2</sup>**



Minimum Eaves Height  
**9.60m**



Power Offer  
**681 kVA**



Yard Depth  
**24m**



Secure Yard



Target BREEAM  
**Excellent**

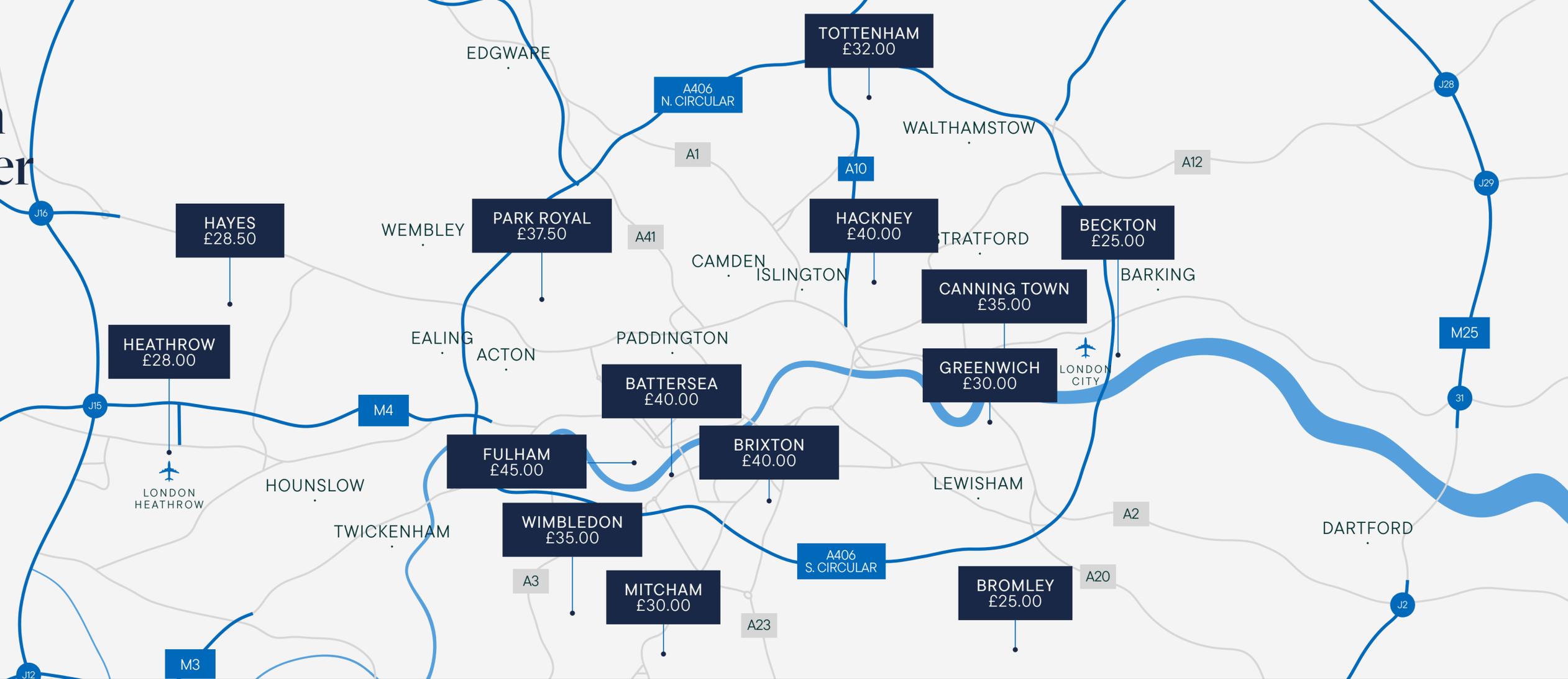


Target EPC  
**A+**

# 06 Redevelopment Strategy



# 08 London Occupier Market



Scheme	Size (sq ft)	Tenant	Date	Rent (psf)	Term (Years)	Incentive (Months)	Specification
Unit 5 Battersea Business Park	9,933	Foster & Partners	Under Offer	£40.00	5	10	Second hand refurbished
Unit 4 Havelock Terrace Battersea	5,084	Alltype 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 Business Park Bermondsey	39,074	Iron Mountain	Mar 2024	£31.00	15	9	Refurbished

# 09 Further Information

## VAT

The property has been elected for VAT. It is the intention of the vendor to treat this transaction as a transfer of a going concern (TOGC).

## 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

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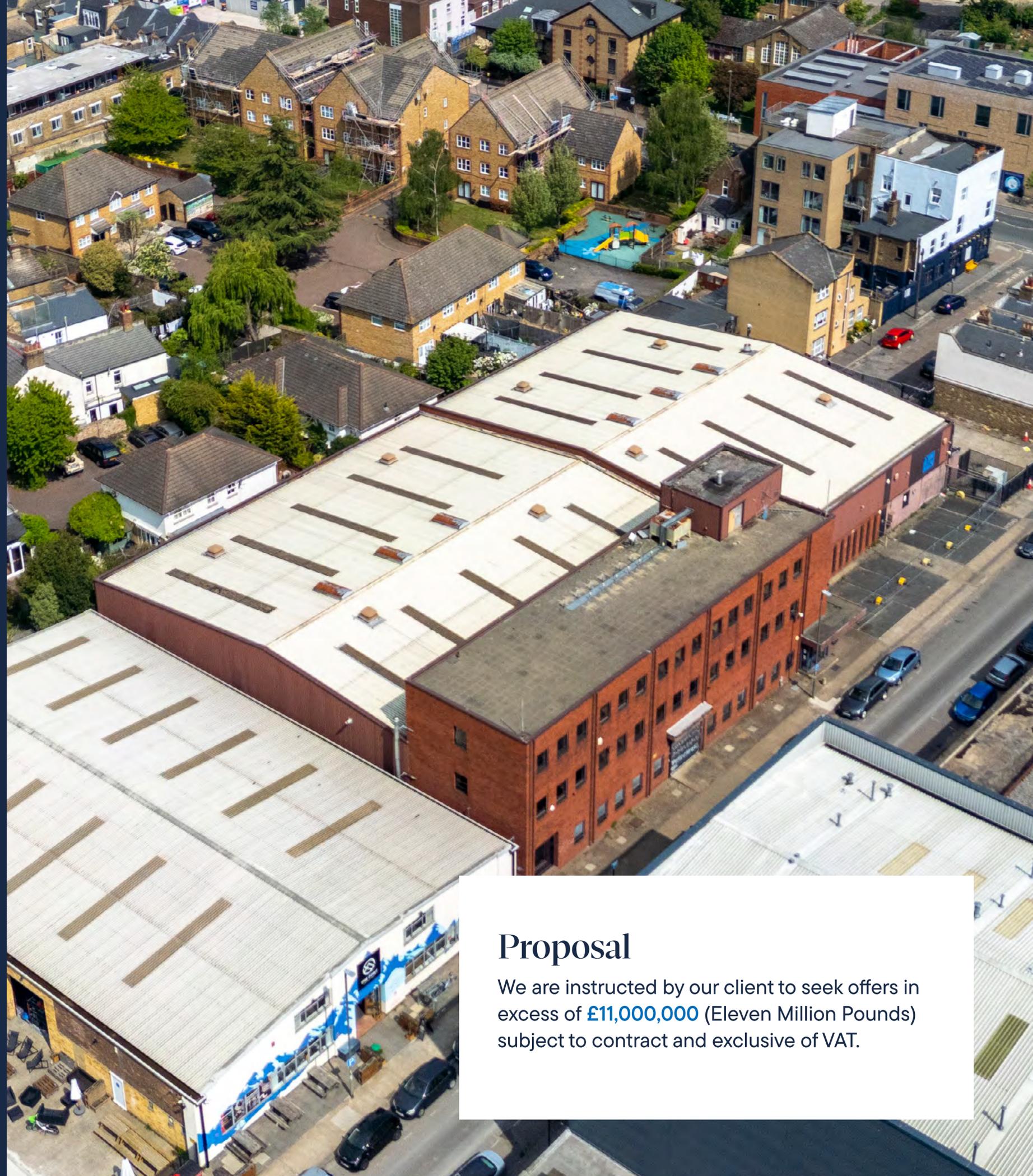
### Jim Remfry

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Further info – to include energy performance certificates and data site access is available upon request.

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