



UNIT 15



MERTON
INDUSTRIAL PARK

JUBILEE WAY, MORDEN ROAD, MERTON, SW19 3HX

MODERN / INDUSTRIAL UNIT

TO LET

6,831 FT²
(634.6 M²)

| Undergoing refurbishment

| Close proximity to the A24 & A3

| 24/7 access



DESCRIPTION

Unit 15 comprises an end of terrace unit of steel portal frame construction. The unit is undergoing refurbishment and will offer an open plan warehouse with ground and first floor offices. Car parking is to the front of the unit.

SPECIFICATION

- Dual EV charging point
- New roof and rooflights

Warehouse

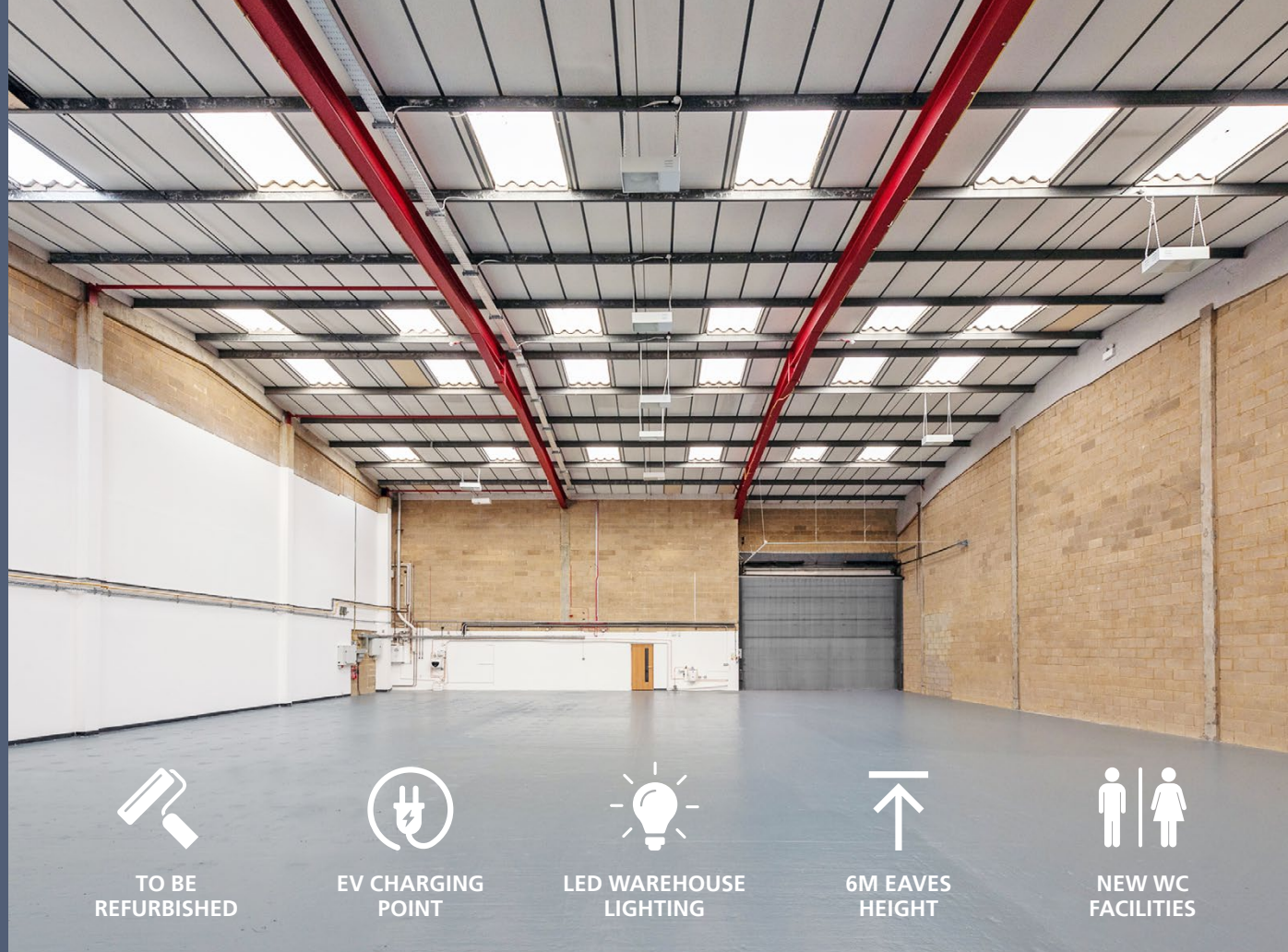
- New LED warehouse lighting
- Minimum 6.0m eaves
- New WC facilities
- Electric up and over loading door
- Painted warehouse floor

Ground & First Floor Offices

- New double glazed windows
- New suspended ceiling grids
- Recessed lighting
- New ASHP heating
- All mains service
- 24/7 access (no hours of use restriction)

EPC

Anticipated B following refurbishment.



Unit 15

FT² (GEA)

M² (GEA)

Warehouse

5,140

477.5

Covered Loading Bay

254

23.6

GF Kitchen, WC & FF Offices

1,437

133.5

Total

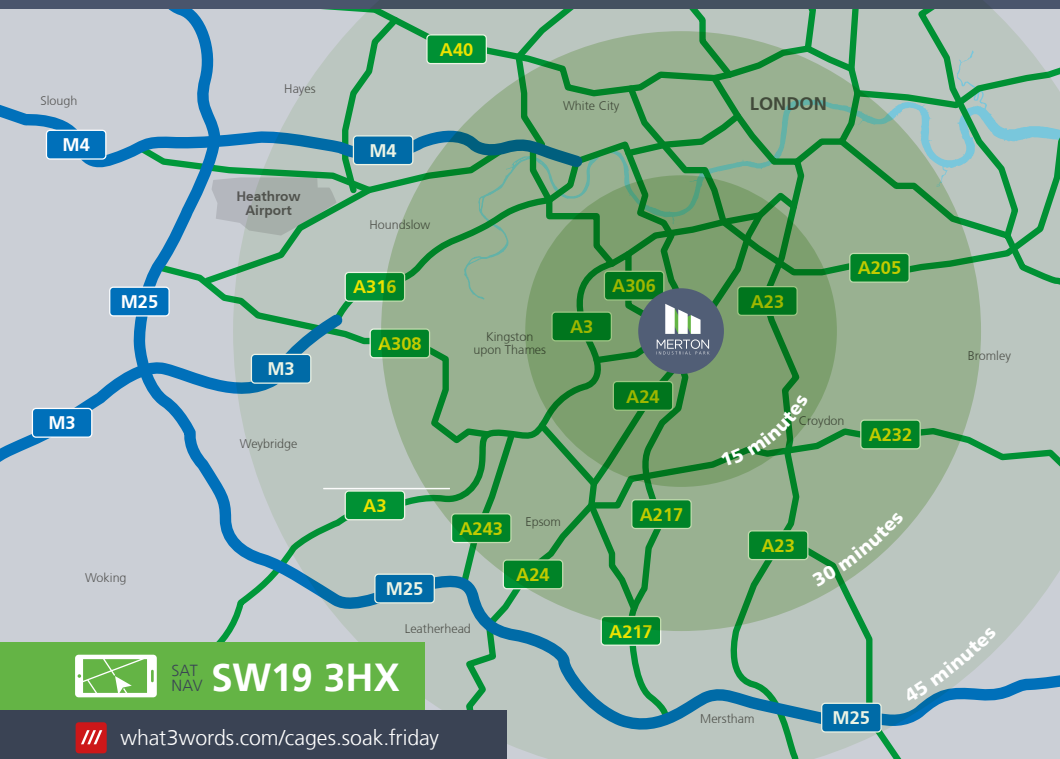
6,831

634.6



The property has been measured in accordance with the RICS Code of Measuring Practice to a Gross External Area.





NEARBY OCCUPIERS

B&Q

CTD
ceramic tile distributors

FEME

HOWDENS

Magnet

SCREWFIX

TOOLSTATION

WOLSELEY



LOCATION

Merton Industrial Park is located on Morden Road (A24) accessed via Jubilee Way. It is within close proximity to the A3 which provides direct access to Central London and the National Motorway Network via Junction 10 of the M25.

Locally, both South Wimbledon Underground Station (Northern Line) and Morden Road Tramlink are within walking distance while Morden Road offers numerous local bus routes. Morden Tramlink is a short distance providing direct access to Wimbledon (5 mins travel time).

RATEABLE VALUE

To be reassessed on refurbishment completion.

SERVICE CHARGE

Details upon application.

LEGAL COSTS

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

TERMS

New lease available direct from the landlord on terms to be agreed.

RENT

On application.

ALL ENQUIRIES:



Robert Bradley-Smith
07469 854 799
robert.bradley-smith@ryan.com



Morgan Perez
07852 169 190
morganperez@centro.plc.uk

Paul Harwood
07786 628 143
paulharwood@centro.plc.uk