

# For Sale

### Warehouse / Industrial

- Min eaves height 6.87m
- 2 electric roller shutters
- 3 phase supply
- 10 allocated parking spaces

## Unit B, Gresham Way Industrial Estate

Durnsford Road, Wimbledon, SW19 8ED

13,980 sq ft

1,298.78 sq m

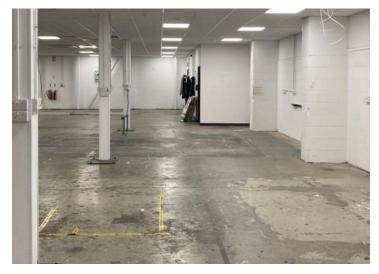
Reference: #237441



## **Unit B, Gresham Way Industrial Estate**

Durnsford Road, Wimbledon, SW19 8ED







#### Summary

Available Size	13,980 sq ft / 1,298.78 sq m
EPC	D (80)

#### Description

The unit is of steel portal frame construction, profiled sheet and brick clad under a dual pitched profile sheet clad roof with roof lights. The original warehouse building has an min eaves height of circa 6.87m, with internal height to the ridge of approximately 7.735m. The clear headroom in the warehouse area is 2.76 m following the installation of a mezzanine floor and suspended ceilings throughout.

#### Location

The property is situated on the Gresham Way Industrial Estate, off Durnsford Road, a short walk from Wimbledon Park Underground station (District Line). Wimbledon town centre with its Train station and range of shopping and leisure facilities is just over 1 mile to the southwest. Plough Lane, with its Retail Park and AFC Wimbledon Stadium is approximately <sup>3</sup>/<sub>4</sub> of a mile to the south-east.

#### Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground	7,059	655.80
First floor offices	1,702	158.12
Additional mezzanine offices	5,219	484.86
Total	13,980	1,298.78

#### **Specification**

- Eaves height of 6.87m
- 10 allocated parking spaces directly outside.
- 2 Electric roller shutters.
- 3 phase supply.
- · WCs to both floors.
- 2 EV charging points
- Passenger lift

#### Terms

Freehold with full vacant possession on completion.

#### Legal costs

Each party to bear their own legal costs incurred in this transaction.

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