PROMINENT BRAND NEW GRADE A UNIT

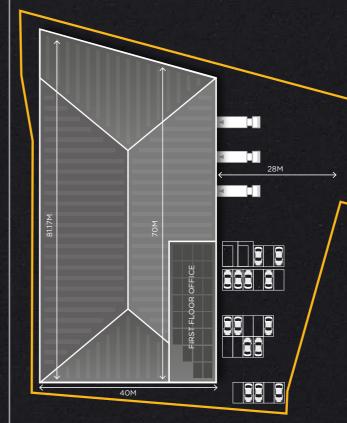
READY FOR OCCUPATION

DETACHED INDUSTRIAL WAREHOUSE UNIT WITH A SECURE YARD

37,915 SQ FT TO LET







37,915 S@ FT 3,522 S@ M

AREA	SQ FT	SQ M
Ground Floor Warehouse	33,965	3155
First Floor Offices	3,950	367
TOTAL	37,915	3,522

LYON ROAD

*Approximate GEA

The property comprises a brand new detached warehouse/industrial unit on a self contained site of 1.43 acres. Ready for immediate occupation, the unit, is built to the highest specification and benefits from the following amenities:



6 ACTIVE AND 19 PASSIVE EV CHARGING POINTS



EPC A+



BREEAM EXCELLENT



PHOTO VOLTAIC ROOF MOUNTED PANELS



LED WAREHOUSE LIGHTING



10M EAVES (UNDER HAUNCH) 10.5M APEX



3 ELECTRICALLY OPERATED LEVEL LOADING DOORS



28M SELF CONTAINED SECURE YARD



25 PARKING SPACES



UNRESTRICTED 24 HOURS ACCESS



FULLY FITTED FIRST FLOOR OFFICES



50KN/M FLOOR LOADING



3 PHASE POWER 250 KVA

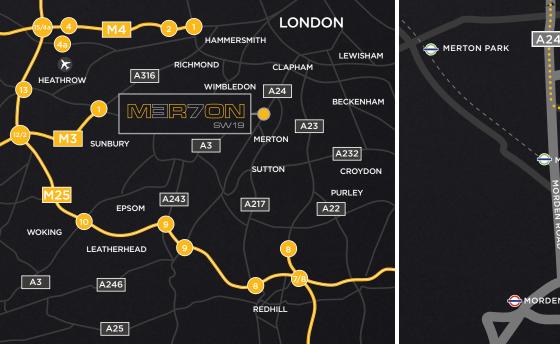


B1C/ B2/ B8 USE



BUILT 'NET ZERO CARBON READY' FOR TENANT FIT OUT







LOCATION

The property is located fronting on to Lyon Road in a well established industrial location in South Wimbledon, in the heart of South West London.

The unit is accessed off Lyon Road with prominent exposure to the A24, which provides direct access in to Central London (8 miles) and the M25 (J9 – 11 miles) via the A3 dual carriage way.

The location offers an ideal location for serving direct into Central London and its suburbs but also the wider South conurbation via the A24/A3/M25 road networks.

TENURE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

DEMOGRAPHICS

320,442

1,256,975

Households in a 15 minute radius.

Households in a 30 minute radius.

CONNECTIVITY

	A3	3.5 miles
⊘ (C	A205 South Circular	5 miles
	Central London	8 miles
	M25 (J9)	11 miles

Morden Road Tram Stop	0.5 miles
South Wimbledon Tube Station	0.7 miles
Colliers Wood Tube Station	0.9 miles
Morden Tube Station	1.5 miles
Merton Rail Station	1.8 miles

London Heathrow		13.8 miles
London City Airport		16 miles
London Gatwick Airport	H 77	24 miles

FURTHER INFORMATION

For further information please contact the joint sole agents:



Alex Gale 07768 500 304 agale@shw.co.uk

Charlie McKechnie 07961 809 344 cmckechnie@shw.co.uk



Richard Seton Clements 07710 319 574 richard.setonclements@cbre.com

Anna Worboys 07447 928 239 anna.worboys@cbre.com

Misrepresentation Act: CBRE Limited and SHW on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited and SHW uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited and SHW as such cannot be held responsible for any loss or damage including 3. without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. February 2023. Design by CORMACK - cormackadvertising.com