

PROMINENT BRAND NEW  
GRADE A UNIT  
READY FOR OCCUPATION

DETACHED INDUSTRIAL  
WAREHOUSE UNIT  
WITH A SECURE YARD

37,915 SQ FT TO LET

MEER70N  
SW19

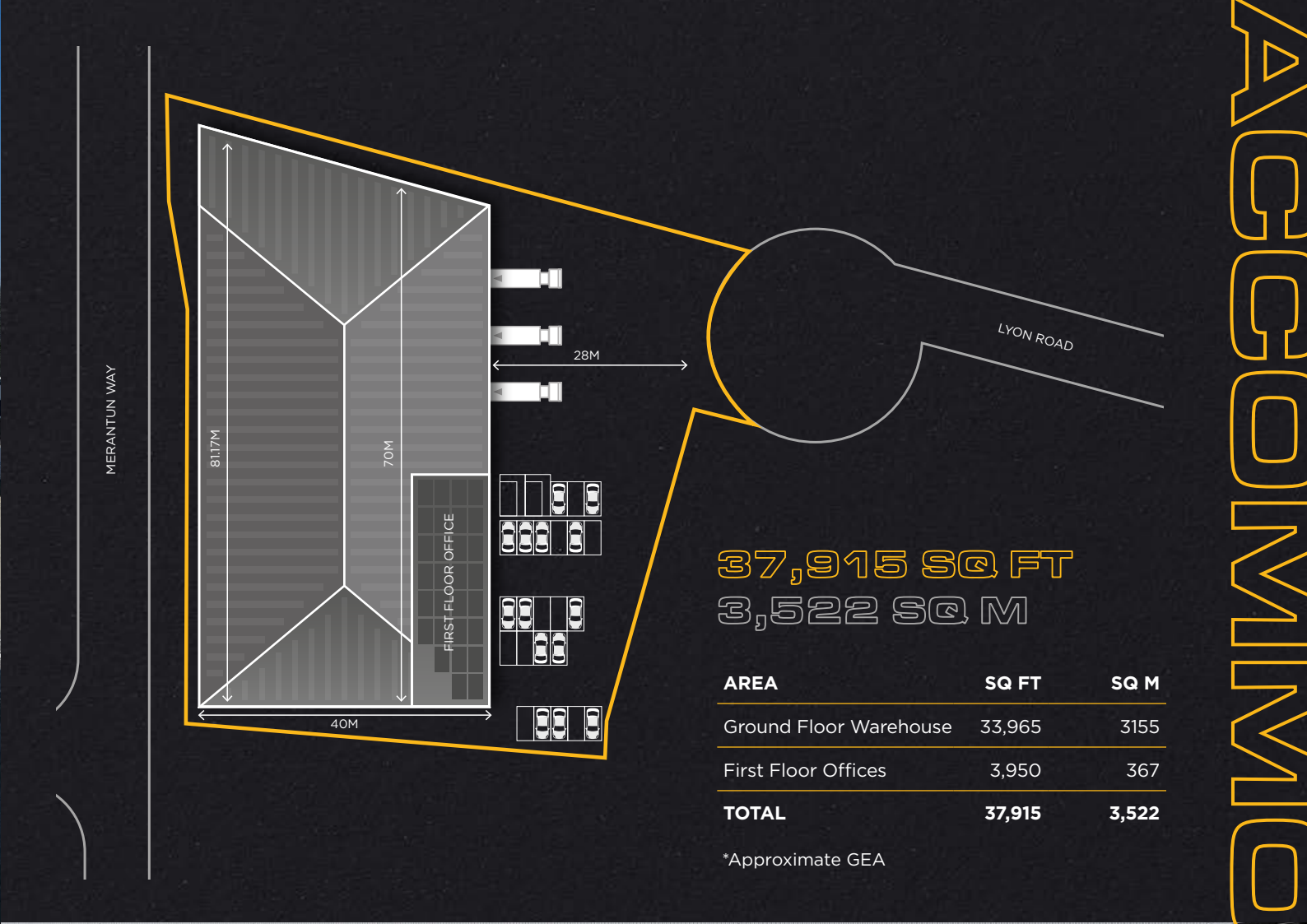


LYON ROAD  
LONDON  
SW19 2RL



SPECIFIC ATTENTION

ACCREDITATION



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

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

RAIL	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

AIR	London Heathrow	13.8 miles
	London City Airport	16 miles
	London Gatwick Airport	24 miles

## FURTHER INFORMATION

For further information please contact the joint sole agents:



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