



Units 7 & 7a Nelson Trade Park
Morden Road, Merton, London, SW19 3BL

**Mid-terrace units situated
just 3 miles from the A3
benefiting from first floor
office space**

8,309 sq ft
(771.93 sq m)

- To be refurbished to include the following:
- - New LED lighting to warehouses
- - New offices with new LED lightboxes, new flooring, perimeter trunking, A/C comfort cooling
- - EV car charging points

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Summary

Available Size	8,309 sq ft
Rent	£200,000.00 per annum
Rates Payable	£5.06 per sq ft Interested parties are advised to make their own enquiries with the local authority.
Rateable Value	£77,000
Service Charge	TBC
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	D (87)

Location

The property is situated just three miles from the A3, which provides good access to Central London (8.3 miles). South Wimbledon Underground Station is located less than 300m away. Morden Road Tramlink Station is also in close proximity, providing access to Wimbledon Station (5 minute journey time).

Description

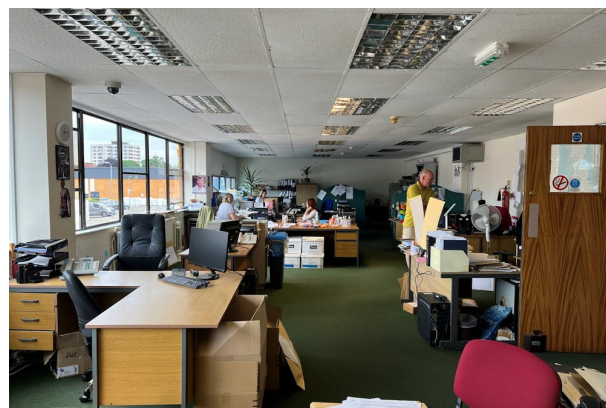
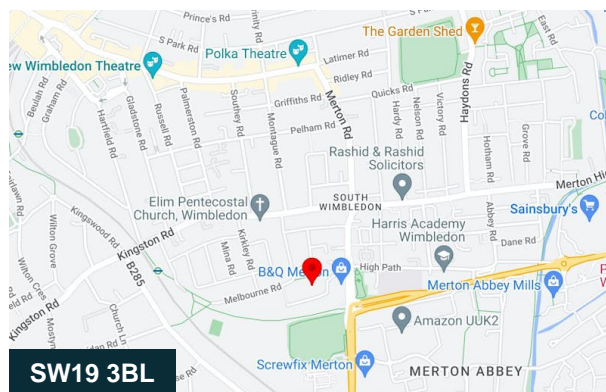
The properties comprise mid-terrace units of steel portal frame construction with first floor offices. The units offers an open warehouse, ground floor WC facilities and open plan first floor offices. Currently occupiers on the Trade Park include Toolstation, Howden's Joinery, Plumb Center, Sally Salon Services and B and Q.

Accommodation

Name	sq ft	sq m	Availability
Unit - 7	5,678	527.50	Available
Unit - 7a	2,631	244.43	Available
Total	8,309	771.93	

Terms

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



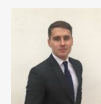
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