

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

### Summary

Available Size	8,309 sq ft		
Rent	£200,000.00 per annum		
Rates Payable	£4.63 per sq ft Interested parties are advised to make their own enquiries with the local authority.		
Rateable Value	£77,000		
Service Charge	ТВС		
Legal Fees	Each party to bear their own costs		
Estate Charge	ТВС		
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.







# Viewing & Further Information



Robert Bradley-Smith 07469 854799 robert.bradley-smith@altusgroup.com



Harvey Arrowsmith 07525 210656 harvey.arrowsmith@altusgroup.com

Morgan Perez (MRICS) (Centro Commercial Limited) 020 8401 1000 | 07852 169 190

# Centro (Joint Agent)

Mr Paul Harwood (Joint Agent) 020 8401 1000

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/04/2024