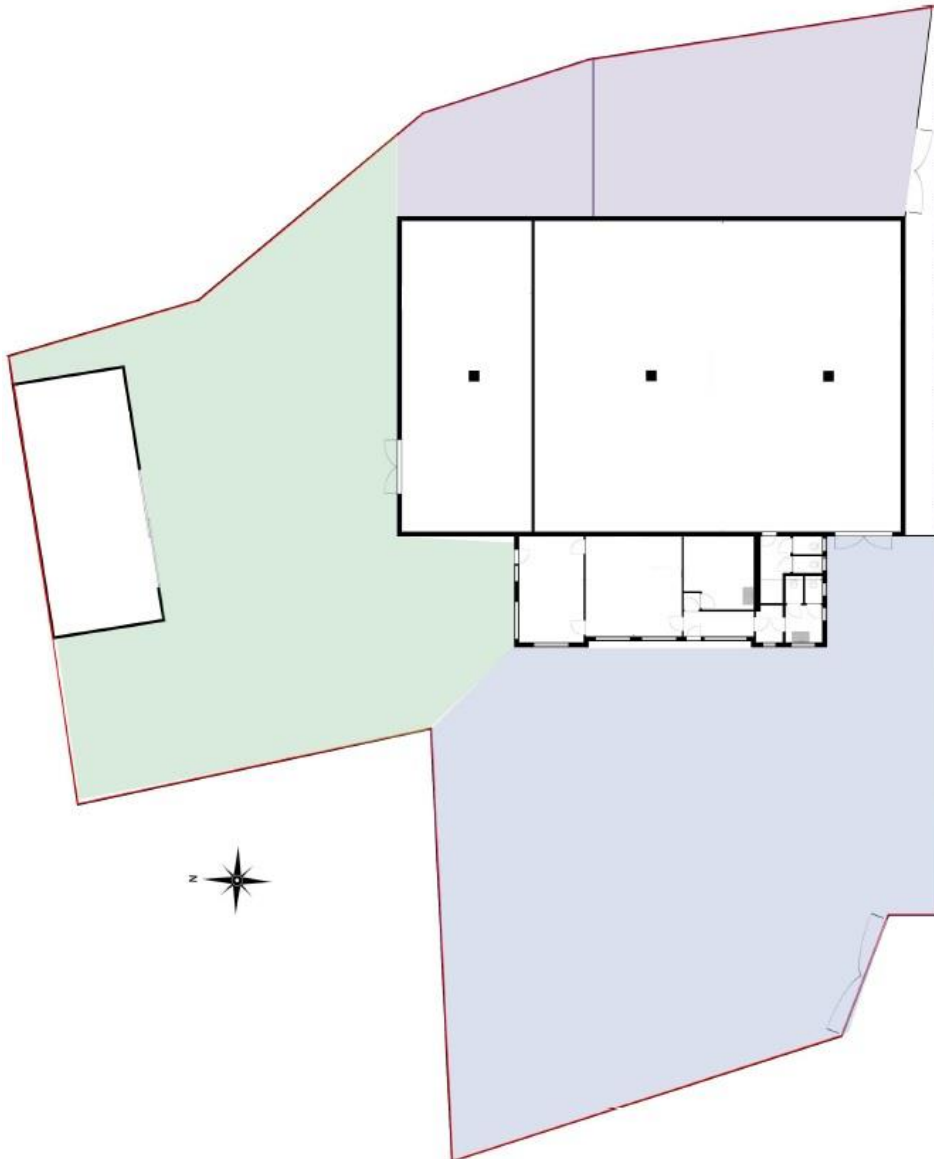




INDUSTRIAL WAREHOUSE WITH YARD - TO LET

- Site Area: 18,523 sq ft (1,720.79 sq m)
- Rental: £180,000 per annum exclusive

Site Plan



Location

The yard is located on the eastern side of Garth Road, within the Beverley Trading Estate. Garth Road is a well-established industrial location in the heart of South West London.

The A3 is approximately 2 miles to the west, providing direct access to Central London and the M25. Public transport links are provided by Motspur Park and Worcester Park BR stations, providing direct and regular services to London Waterloo. Morden Underground station is within a 10 minute drive.

Accommodation

The premises have the following approximate floor areas.

Internal Area	Sq ft	Sq m
Ground Floor Warehouse	4,010	372.53
Ground Floor Office/Storage/WCs	781	72.55
Ancillary Warehouse	711	66.05
Total Gross External Floor Area	5,502	511.13

External Area	Sq ft	Sq m
Hardstanding Yard to Front (blue)	5,687	528.32
Hardstanding Yard to Side (green)	4,350	404.12
Hardstanding Yard to Rear (purple)	2,154	200.11

Total Site Area: 18,523 sq ft (1,720.79 sq m)

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

EPC

The property has a current rating of D (84).



Virtual Tour

Please take a look at the [Virtual Tour](#).

Terms

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rental

The commencing rental is £180,000 per annum exclusive.

VAT

The property has not been elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Viewing

Strictly by appointment through Sole Agents:



Paul Harwood
paulharwood@centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk