

INDUSTRIAL UNIT TO LET
FLEXIBLE LICENCE ARRANGEMENT
UNIT 12 ZEAL HOUSE
8 DEER PARK ROAD
LONDON
SW19 3UU



912 SQ. FT. (84.76 SQ. M.)



LOCATION

Zeal House is located on the Lombard Road Industrial Estate in the London Borough of Merton.

There are good transport connections within the locality. South Wimbledon Underground and Morden Road Tram stations are the nearest transport links to the property.

Morden Mainline and Wimbledon Mainline stations are also within the vicinity. The unit is well placed within the local road network with easy access to the A24 and A298 (leading to the A3).

DESCRIPTION

Unit 12 benefits from clear warehouse space with ancillary office space. Communal W.C.s and a kitchen are provided. The unit has good natural light and an apex height of 6.8m and a minimum eaves height of 3.4m.

AMENITIES

- Good transport links.
- Close to major road networks.
- Serviced warehouse space.
- Communal reception area.

ACCOMODATION (GIA)

Ground Floor: 912 Sq. Ft. (84.76 Sq. m.)

TENURE

Flexible Licence.

RENT

£1,500 per calendar month inclusive of business rates, service charge and water.

The cost of electricity and heating is separate.

VAT:

VAT is applicable.

BUSINESS RATES

Business rates are included in the rent.

LEGAL COSTS

Any interested party is to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

TEL: 020 8971 4951

Contact: James Rutter

Email: jrutter@as-r.co.uk

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