

UNIT TO LET

Unit 19
Zeal House,
8 Deer Park Road
Wimbledon
SW19 3UU

742 sq. ft.
(68.95 sq. m.)





LOCATION

Zeal House is located on the Lombard Trading Estate, the largest 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 19 benefits from clear warehouse space with good ceiling height and is suitable for a variety of uses.

AMENITIES

- Good transport links.
- Close to major road networks.
- Serviced warehouse space.
- Recently decorated.
- Communal reception area.
- Ceiling height: 3.72m.

LICENCE

Flexible licence agreement.

Licence fee inclusive of business rates, service charge and water.

Each unit is separately metered for electricity.

ACCOMMODATION

Ground Floor: 742 sq. ft. (68.95 sq. m.)

USE

Class E (commercial, business and service uses) or B2/B8 (Industrial /storage or distribution)

Suitable for a variety of uses.

VAT

The property is elected for VAT.

EPC

TBA

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

UNIT TO LET

Unit 19
Zeal House
8 Deer Park Road
Wimbledon
SW19 3UU

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

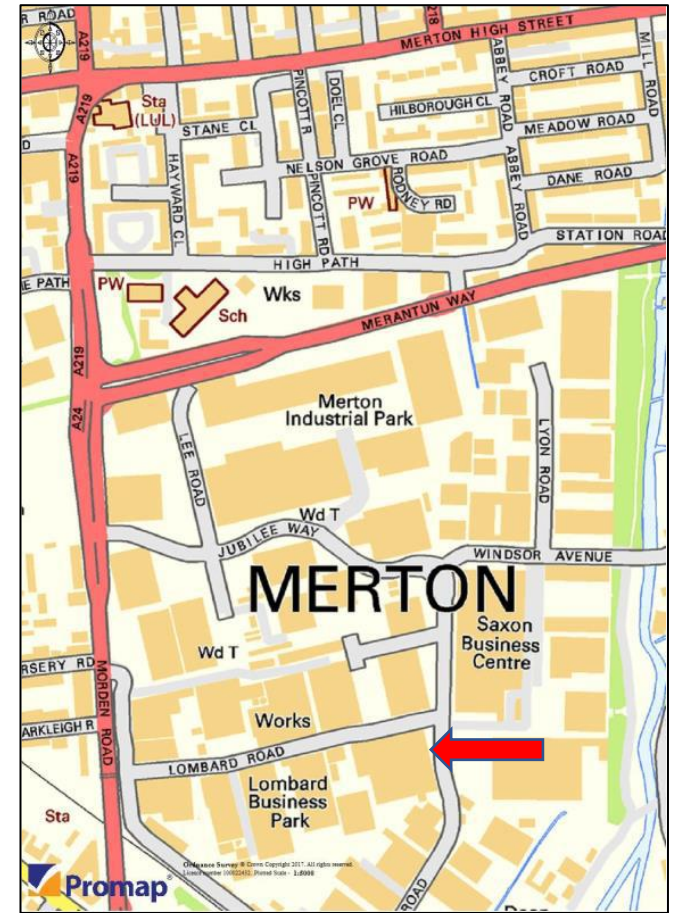
Rent: £1,360 pcm



**andrew scott
robertson
commercial**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



UNIT TO LET

Unit 19
Zeal House
8 Deer Park Road
Wimbledon
SW19 3UU

Strictly by appointment via Sole Letting Agents:

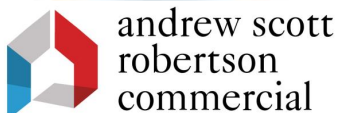
Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Rent: £1,360 pcm



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property