



INDUSTRIAL UNIT TO LET

**UNIT 11, 8 ZEAL HOUSE
8 DEER PARK ROAD
LONDON
SW19 3UU**



Approx. 1,408 sq. ft. (130.83 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 11 is to be refurbished with good ceiling height and LED lighting and is considered suitable for a variety of uses.

AMENITIES

- Good transport links.
- Close to major road networks.
- Economic space.
- LED lights
- Communal reception area.
- Ceiling height: 3.408m.
- 1 dedicated parking space included

ACCOMMODATION

Ground Floor: 1,408 sq. ft. (130.83 sq. m.) (approx.)

TENURE

Flexible Licence Agreements.

EPC

TBA.

RENT

£2,815 per calendar month inclusive of business rates, service charge and water.

The cost of electricity is separate.

VAT

The property is elected for VAT.

LEGAL COSTS

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

RATES

Business rates are included in the rent.

VIEWING

Strictly by appointment: -

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

Contact: Stewart Rolfe / Robin Catlin

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