

UNIT TO LET

Unit 21
Zeal House,
8 Deer Park Road
Wimbledon
SW19 3UU

916 sq. ft.
(85.13 sq. m.)



andrew scott
robertson
commercial

UNIT AVAILABLE ON FLEXIBLE BASIS



PROFESSIONAL PROPERTY PEOPLE





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 21 benefits from clear warehouse space with good eaves height and is suitable for a variety of uses. There is potential for creating extra storage by installing a mezzanine.

AMENITIES

- Good transport links.
- Close to major road networks.
- Serviced warehouse space.
- Communal reception area.
- Minimum eaves height 3.4m
- Apex height of 6.9m
- Immediately available.

LICENCE

Flexible licence agreement.

Licence fee inclusive of business rates, service charge and water. Each unit is separately metered for electricity.

LICENCE FEE

£1,850 per calendar month

DEPOSIT

3 month's rent, as a deposit, secures this property.

ACCOMMODATION

Ground Floor: 916 sq. ft. (85.13 sq. m.)

USE

Class E (commercial, business and service uses)
Suitable for a variety of uses.

VAT

The property is elected for VAT

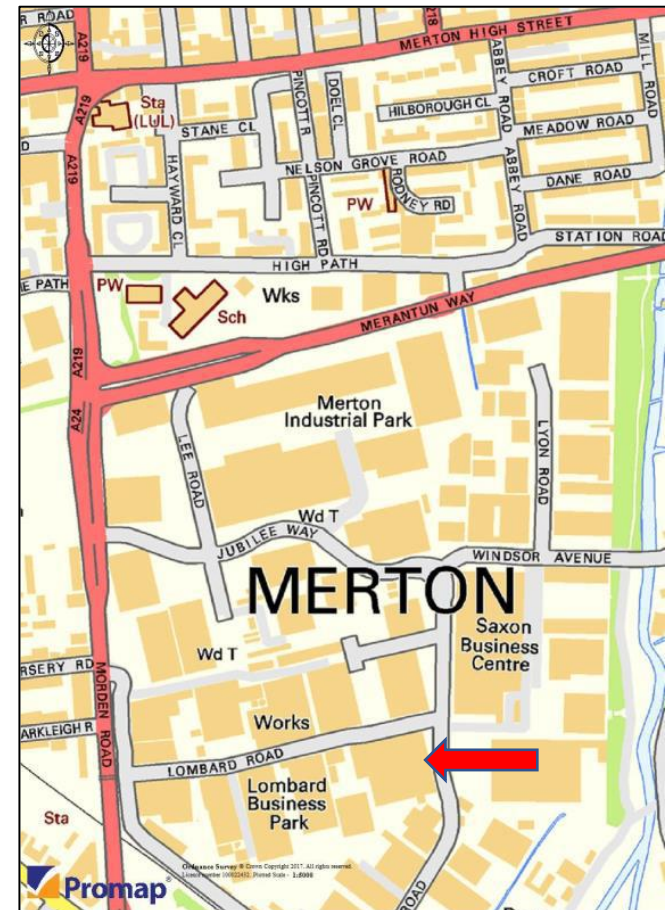
EPC

Band E (116) Expires 20 October 2035

LEGAL COSTS

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

Energy performance certificate (EPC)		
Zeal House 8 Deer Park Road LONDON SW19 3UU	Energy rating E	Valid until: 20 October 2035 Certificate number: 9909-6226-4355-7433-0134
Property type		Offices and Workshop Businesses
Total floor area		7,260 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others Properties similar to this one could have ratings:		
If newly built		19 A
If typical of the existing stock		75 C



Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

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