

UNIT TO LET

Suite 20
Zeal House,
8 Deer Park Road
Wimbledon
SW19 3UU

597 sq. ft.
(55.46 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

Suite 20 has been recently 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: 3.715m.
- 1 dedicated parking space included.

LICENCE

Flexible licence agreement.

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

Each unit is separately metered for electricity.

ACCOMMODATION

Ground Floor: 597 sq. ft. (55.46 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.

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Strictly by appointment via Sole Agents:

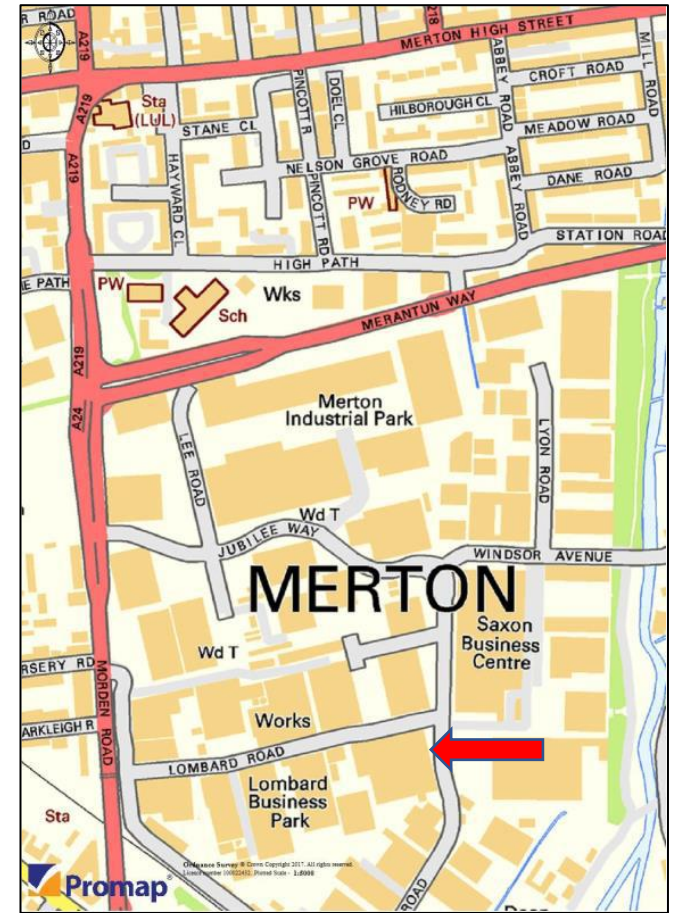
Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

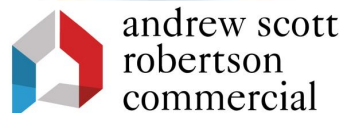
Email: commercial@as-r.co.uk

Rent: £1,095 pcm



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