



Lombard Road, South Wimbledon, London, SW19 **To Let**

Bespoke New Build
Approx. 30,473sq ft
Delivery Q3 2020
4.3m height Delivery option
New FRI Lease

£381,487 per
annum

Location:

The property is situated on the established Lombard Industrial Estate in South Wimbledon. The estate is very well served by local transport links with Morden Rd Tram link to Croydon and South Wimbledon underground (Northern Line) station, both within easy reach. The A24 provides access to A3 and M25 orbital route. Nearby traders include Big Yellow Self Storage, Homebase, Screwfix, Wickes and Kendall vehicle Hire.

Description:

This is an opportunity to secure an agreement to lease on a bespoke design and build of a modern construction high bay warehouse with additional storage facility. The proposal shall include ancillary offices, WC's and a fully covered 4.5m high loading bay to the side along with secure customer parking facility.

User:

The premises are B2/B8 user class order of the Town & Country Planning (Use Class) (Amendment) Order 2005. As of 01/09/2020 these premises will fall under Class B2/B8. Another user class may also be considered.

Accommodation:

Our clients architects have prepared scheme after consultation with L B Merton, which is likely to offer the following approximate dimensions: -

Ground Floor

Warehouse	7438 Sq Ft (691 Sq M)
Office	355 Sq Ft (33 Sq M)
Loading	2,691 Sq Ft (250 Sq M)
Mezzanine	3,380 Sq Ft (314 Sq M)
First Floor	10,183 Sq Ft (946 Sq M)
2nd Floor	6,426 Sq Ft (597 Sq M)

Total 30,473 Sq Ft (2,831 Sq M)

Delivery:

It is anticipated that the new building should be ready for occupation by End of Q3 2020

Terms:

A new effective full repairing and insuring lease, for a term to be agreed.

Rent

£381,487 pa which equates to £12.19 psf on an overall basis

VAT

May be applicable at the prevailing rate.

Rateable Value:

This shall be reassessed after completion of the development works.

EPC:

An Energy performance certificate shall be prepared once the premises is constructed.

Legal Fees:

Each party to bear its own legal costs.

Contacts:

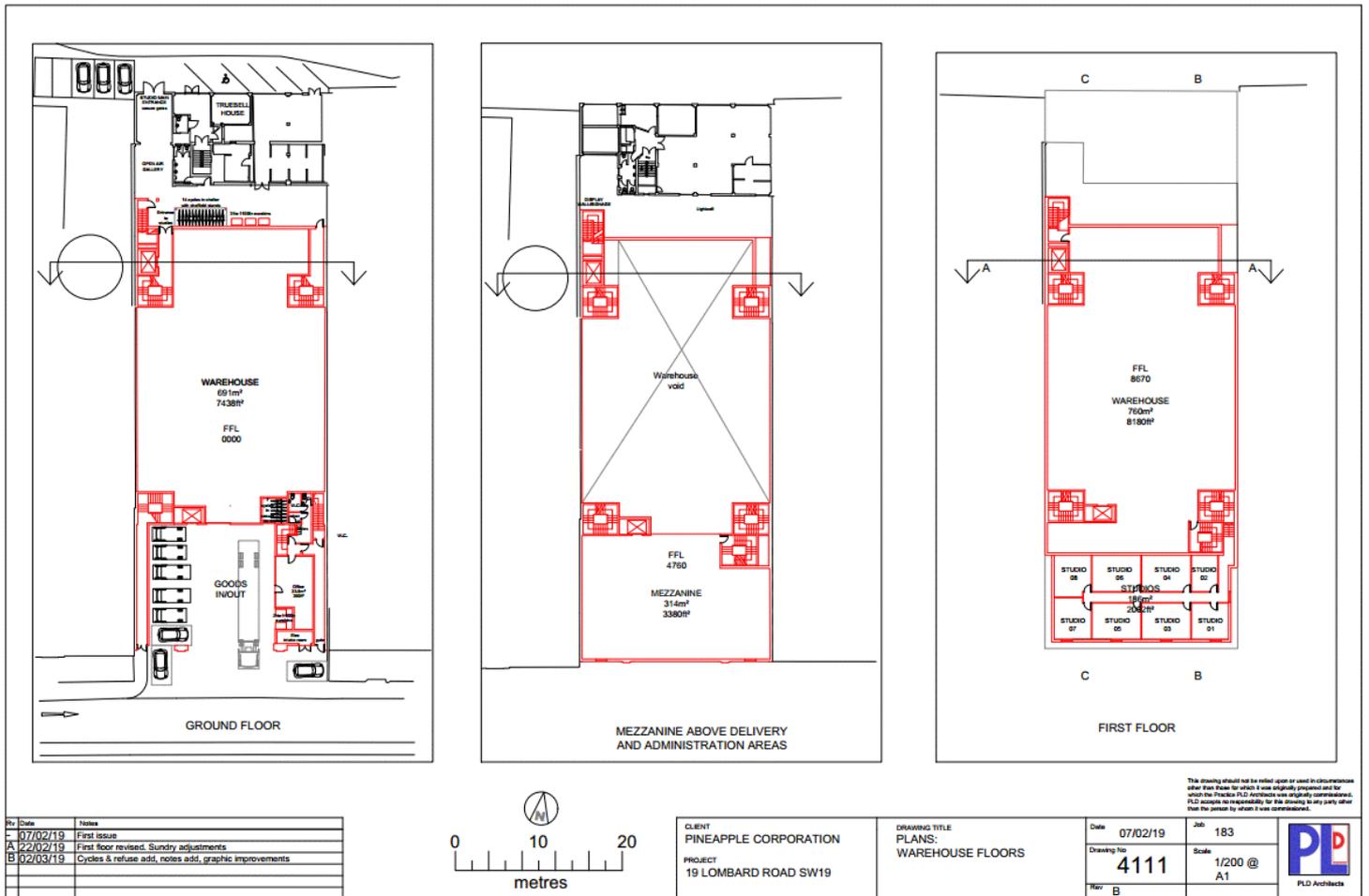
Varol Zafer - D: 020 8222 9946 M: 07900 224967 E: v.zafer@willmotts.com

Shahid Sadiq - D: 020 8222 9945 M: 07961 410931 E: s.sadiq@willmotts.com

Emily Bradshaw - D: 020 8222 9947 M: 07920769395 E: e.bradshaw@willmotts.com ;



Floorplan



Map



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