



SITE WITH PLANNING PERMISSION FOR B2/B8 DEVELOPMENT  
**FOR SALE £1,500,000 FREEHOLD**  
19 LOMBARD ROAD SOUTH WIMBLEDON SW19 3TZ





- APPROX. 10,484 SQ.FT (0.24 Acre)
- CLEARED SITE
- PLANNING FOR B2/B8 DEVELOPMENT
- ESTABLISHED SW LONDON INDUSTRIAL ESTATE

### 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

A cleared development site, formerly occupied by buildings which have since been demolished. The site is offered for sale as land only and may be suitable for redevelopment, subject to the appropriate consents. We are advised that services are in close proximity to the site.

### Planning

A planning application has been consented by L B Merton under Ref 19/P1498. Copy of the decision notice along with plans can be made available.

### Rateable Value

This property has been removed from the rating list, however interested parties should make their own enquiries.

### Local Authority

London Borough of Merton.

### Accommodation Schedule

The proposed property will offer the following (NIA) approximate dimensions:

Area			
Floor	Sq M	Sq FT	User
GF	691	7438	warehouse
GF	33	355	Office
GF	250	2691	Loading/Parking
Mezz	314	3380	Office
FF	760	8181	warehouse
FF	186	2002	warehouse
SF	597	6426	warehouse
	2831	30473	

### Price

Offers in excess of £1,500,000 for our clients Freehold interest.

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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### Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Huseyin Zafer  
M: 07918482210  
E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com

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