



**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:

Floor	Area		User	Ceiling height-M
	Sq M	Sq FT		
GF	691	7438	warehouse	8.6
GF	33	355	Office	3.9
GF	250	2691	Loading/Parking	3.9
Mezz	314	3380	Office	4.7
FF	760	8181	warehouse	2.8
FF	186	2002	warehouse	2.8
SF	597	6426	warehouse	4.00-2.4
	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.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
- 4 Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



Viewing

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

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