



TO LET

WAREHOUSE / WORKSHOP – 901 SQ FT (83.70 SQ M)

Unit 4B Wellington Works, Wellington Road, London, SW19 8EQ

DESCRIPTION

The premises comprises an mid-terrace unit of brick construction under a dual-pitched steel roof. The unit benefits from WCs, a kitchenette, on-site parking and is to be fully refurbished.

LOCATION

The premises are located on the Wellington Works industrial Estate, in Wimbledon Park, South-West London. Central Wimbledon is approximately 1.5 miles to the South and Central London approximately 6 miles to the North.

The nearby A24 and A3 provide swift access into Central London and out to the M25.

Nearby public transport links include:

- Earlsfield Railway Station (0.7 miles)
- Wimbledon Park Tube (0.4 miles)

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	901	83.70

AMENITIES

- To be refurbished
- Eaves height – 2.5m
- Eligible for small business rates relief
- On-site parking
- WCs

RENT

£22,500 Per annum

RATES

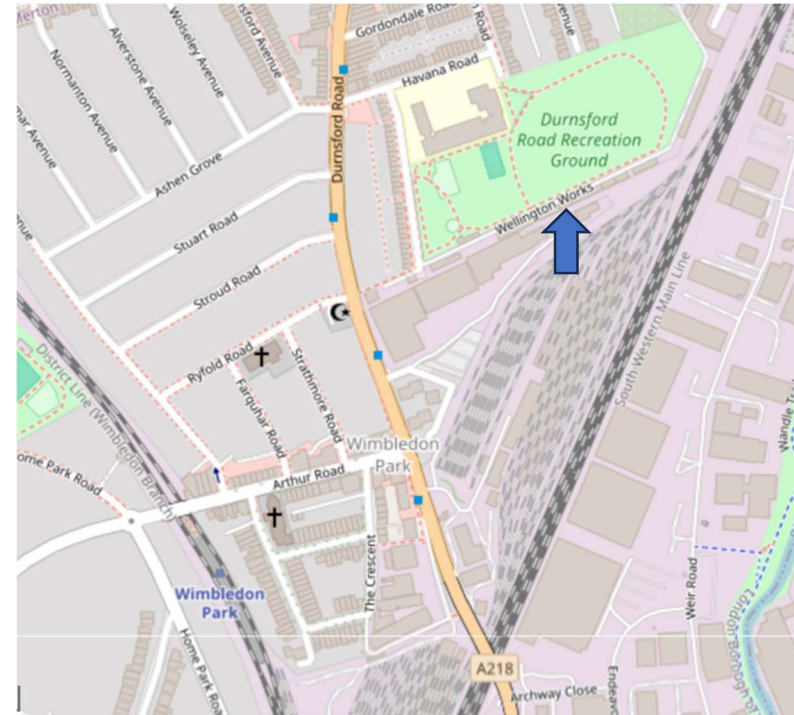
Rateable value to be reassessed. Interested parties should enquire with the local authority.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C.



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Photos are indicative of another refurbished unit on the estate.

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