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TO LET

WAREHOUSE / WORKSHOP – 1,880 SQ FT (174.65 SQ M)
Unit 3B Wellington Works, Wellington Road, London, SW19 8EQ

DESCRIPTION

The premises comprises an mid-terrace unit of brick construction under a dual-pitched roof. The unit benefits from WCs, on-site parking and is 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 Station (0.4 miles)

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	1,880	174.65

AMENITIES

- Fully refurbished
- 0.4 miles to Wimbledon Park Tube (District Line)
- 0.7 miles to Earlsfield Railway Station
- Eaves height – 3.14m
- On-site parking
- WC

RENT

£37,500 Per annum

RATES

The property has a rateable value of £23,250 (2023).

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C.



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