

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).

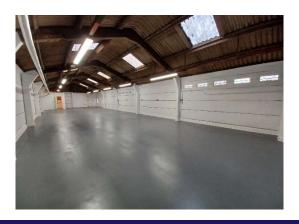
#### VAT

VAT will be chargeable on the terms quoted.

## **EPC**

The property has an EPC rating of C.









**VIEWINGS - 020 8662 2700** 

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