

**TO LET**  
**UNIT 17 ZEAL HOUSE**  
**8 DEER PARK ROAD**  
**LONDON**  
**SW19 3UU**



**1,125 SQ. FT. (104.52 SQ. M.)**



### **LOCATION**

Zeal House is located on the Lombard Road Industrial Estate in the London Borough of Merton.

There are good transport connections within the locality. South Wimbledon Underground and Morden Road Tram stations are the nearest transport links to the property.

Morden Mainline and Wimbledon Mainline stations are also within the vicinity. The unit is well placed within the local road network with easy access to the A24 and A298 (leading to the A3).

### **DESCRIPTION**

Unit 17 benefits from clear warehouse space with good eaves height and is suitable for a variety of uses. There is the potential for creating extra storage space by installing a mezzanine.

### **AMENITIES**

- Good transport links.
- Close to major road networks.
- Serviced warehouse space.
- Communal reception area.
- Minimum eaves height: 3.5m
- Apex height: 6.8m.

### **ACCOMODATION (GIA)**

Ground Floor: 1,125 Sq. Ft. (104.52 Sq. m.)

### **TENURE**

Flexible Licence Agreements.

### **RENT**

£1,875 per calendar month inclusive of business rates, service charge and water.

The cost of electricity is separate.

### **VAT:**

VAT is applicable.

### **BUSINESS RATES**

Business rates are included in the rent.

### **LEGAL COSTS**

Any interested party is to bear their own legal costs.

### **VIEWING**

Strictly by appointment through sole agents:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**TEL: 020 8971 4999**

**Contact: James Rutter**

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