



TO LET

INDUSTRIAL AND WAREHOUSE – 8,984 SQ FT (834.61 SQ M)
15 Lyon Road, Merton, SW19 2RL

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Rent | £180,000 Per annum

DESCRIPTION

The property comprises a detached industrial unit of blockwork construction under a pitched roof. The ground floor comprises warehouse space benefiting from two shutter doors, warehouse lighting, concrete flooring and a WC facility. The first floor office benefits from carpeting, a suspended ceiling, perimeter trunking, kitchenette and WC facility. The unit is to be fully refurbished.

LOCATION

The property is located fronting on to Lyon Road in a well established industrial location in South Wimbledon. The nearby A24 provides direct access into Central London and the M25 via the A3 dual carriage way. South Wimbledon Underground Station (Northern Line) is located approximately 0.7 miles away and provides direct services into Central London. Morden Road tram stop is also located within 0.5 miles of the property, providing services to Croydon and Beckenham.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	7,585	704.65
First Floor Office	1,399	129.97
TOTAL	8,984	834.62

Approximate gross internal area.

AMENITIES

- Two loading doors
- Three phase electricity
- First floor offices
- Kitchenette
- On-site car parking and generous loading area
- WC facilities
- To be fully refurbished

RENT

£180,000 Per annum.

RATES

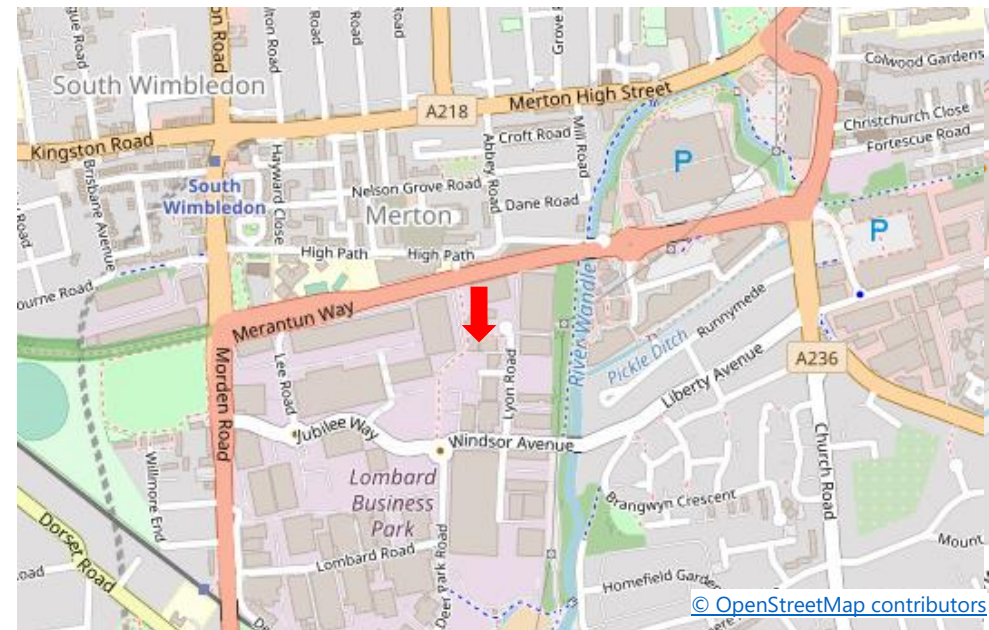
Rateable Value - £60,000 (2017).

VAT

VAT will be chargeable on the terms quoted.

EPC

An EPC is being prepared and will be available shortly.



[OpenStreetMap](#)



VIEWINGS – 020 8662 2700

Alex Gale t: 020 8662 2704 | e: agale@shw.co.uk

Charlie Mckechnie t: 020 8662 2737 | e: cmckechnie@shw.co.uk

Alex Lewis, Lewis & Co

t: 020 3940 5575



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