



**LEWIS
&CO**

UNIT D, 4 LYON ROAD

WIMBLEDON, SW19 2RU

REFURBISHED WAREHOUSE TO LET

10,661 SQ FT (1,170 SQ M)



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DESCRIPTION

The premises have been recently refurbished and comprise the entire ground floor offering warehouse / light industrial space with additional office accommodation on the first floor. Minimum eaves height of 3.30m approx. and 6.40m approx. at the apex. There are four 3.0m loading doors in the side elevation servicing accessed via a self contained yard. There is additional car parking to the front of the unit.

LOCATION

The premises are located on Lyon Road which is just off of Windsor Avenue on the Riverside Industrial Estate in Wimbledon. This is an established industrial estate with close links to both Wimbledon and Morden. There are good communications via Morden Road tram station linking both Wimbledon and East Croydon stations. South Wimbledon / Colliers Wood London underground station (Northern Line) is close by.



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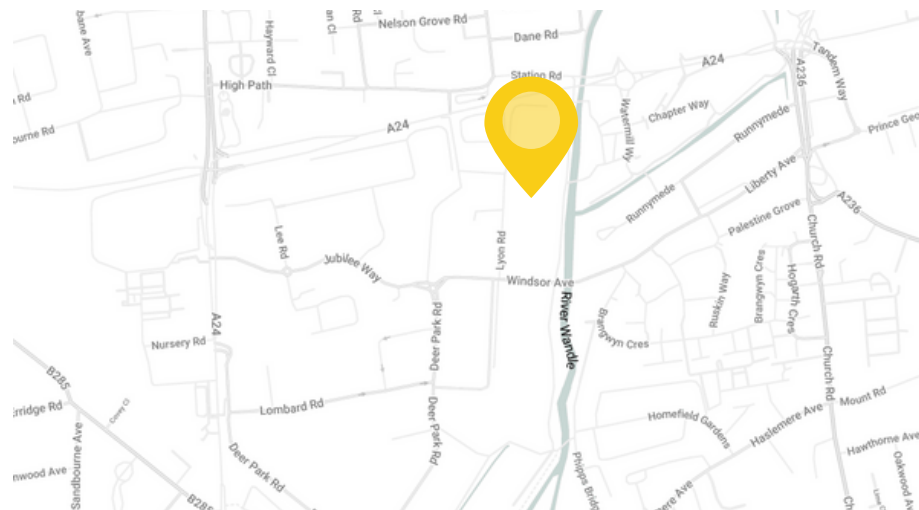


SPECIFICATION

- Newly refurbished.
- Loading / on site car parking.
- 6.4m eaves
- Self contained yard.

FLOOR AREAS

Suite	SQ FT	SQ M
Ground	8,782	816
First	1,879	354
Total	10,661	1,170



TERMS

Available on a new FRI lease on terms to be agreed.

RENT

On application.

RATES

Rateable Value (2023): £65,000.

SERVICE CHARGE

On application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 3940 5561
mob: 07563 393 940

020 3940 5575
WWW.LEWISCO.CO.UK