

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Unit 6, 307-309 Merton Road, Wandsworth, SW18 5JS

INDUSTRIAL WAREHOUSE UNIT TO LET

Summary

Tenure	To Let
Available Size	12,575 sq ft / 1,168.26 sq m
Rent	£25 per sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Situated on purpose-built warehouse / industrial estate
- Established trade counter style operators such as Screwfix, Travis Perkins, Plumb Centre and BSS
- Up to 17 spaces on-site parking
- 7 minute walk from Southfields (District line) underground station
- Large kitchen area

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DESCRIPTION

Situated on a purpose-built warehouse / industrial estate, Unit 6 provides good quality accommodation with on-site car parking. The estate is predominantly occupied by trade counter style operators such as Screwfix, Travis Perkins, Plumb Centre and BSS.

LOCATION

The premises are situated on an industrial estate with its entrance fronting Merton Road just to the east of its junction with Replingham Road. Southfields (District line) underground station is the closest underground station to the premises being within a 7 minute walk.

Road access is excellent with Merton Road giving access to the Wandsworth one-way system and the A3 and national motorway network via the M25. Central London is easily accessible via the Wandsworth one-way system.

ACCOMMODATION

The accommodation comprises the following Gross Internal Areas (GIA):

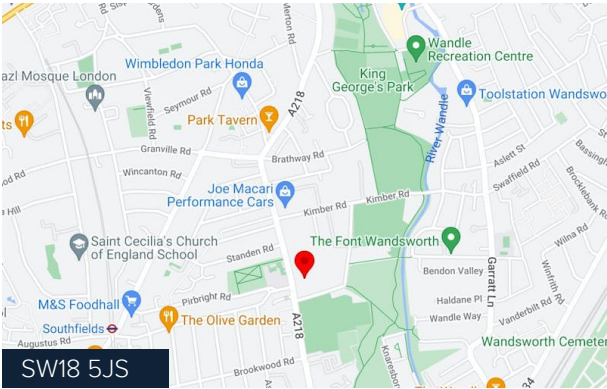
Name	sq ft	Rent	Availability
1st - Office	3,590	£25 /sq ft	Available
Ground - Warehouse	8,985	£25 /sq ft	Available
Total	12,575		

SPECIFICATION

- 5-metre-high roller shutter door
- 5.5 metre eaves height to the main warehouse
- Floor to ceiling height beneath mezzanine approx. 2.4 metres
- Floor to ceiling height above mezzanine approx. 2.7 meters
- Covered loading bay - 390 sq ft
- Tenant mezzanine - 700 sq ft
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VIEWINGS

Further information and inspections are available via the landlords' joint sole agents.



Viewing & Further Information

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