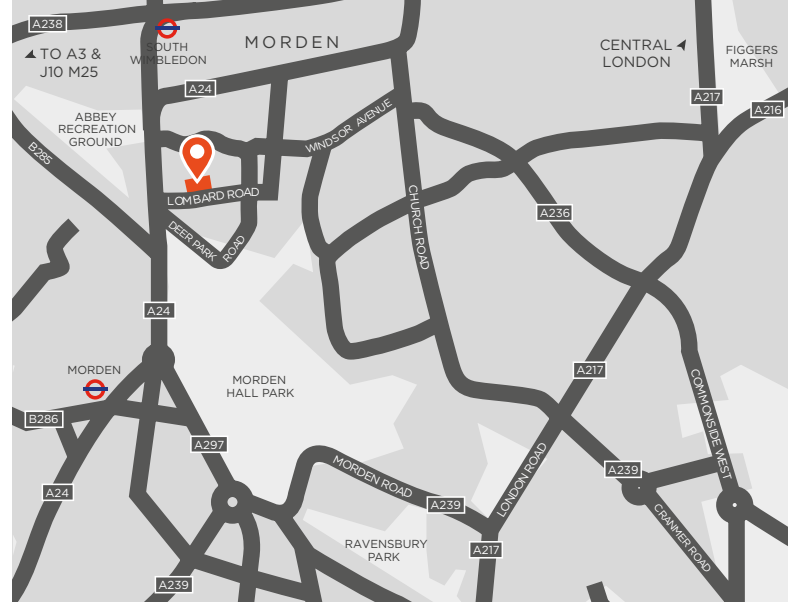
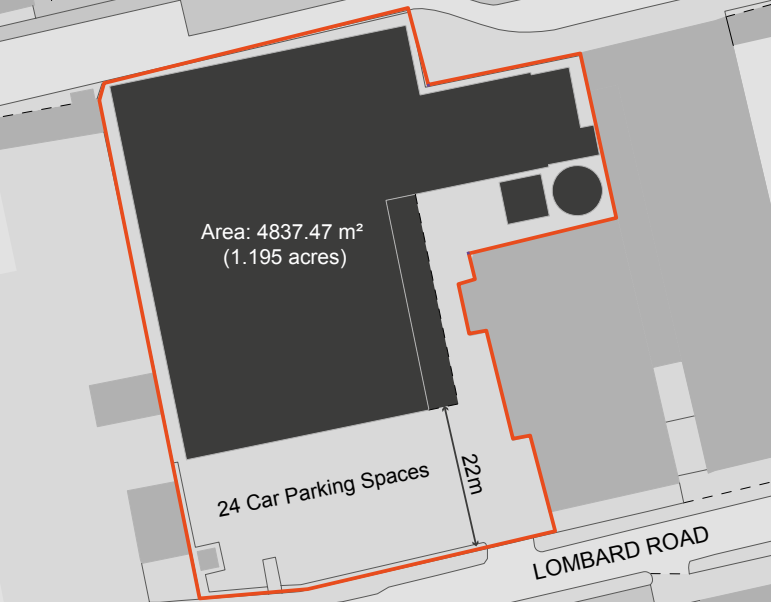


# VALOR PARK

## MERTON33



LAST MILE LOGISTICS FACILITY  
GRADE A REFURBISHMENT UNDERWAY  
**INDUSTRIAL / WAREHOUSE UNIT TO LET**  
**33,579 SQ FT (3,120 SQ M)**



## DESCRIPTION

The accommodation comprises a self-contained single warehouse of steel portal frame construction built in 2008. Modern high-quality office accommodation is provided at both ground and first floor level to the front of the building. Loading is by way of four electric roller shutter doors under an extensive loading canopy which provide access to an extensive and secure yard with palisade fencing. The property benefits from 24 parking spaces. The space is well lit throughout with sprinkler systems and gas-fired warm-air heating.

## AMENITIES

- Four electric roller shutter doors (4.3m x 3.6m)
- Low site density of 59%
- 9.5m eaves rising to 10.5m
- 22m yard depth
- All mains services
- 900 kVA power supply
- Integrated fire suppression foam/sprinklers
- WCs and welfare facilities
- Ground and first floor office accommodation
- 24 car parking spaces

## LOCATION

13-15 Lombard Street is located in the London Borough of Merton, situated in a well established industrial location in the heart of South West London just 2.3 miles from the A3 dual carriageway at Raynes Park providing direct access to Central London and the M25.



ACCOMMODATION	SQ FT	SQ M
Warehouse	28,338	2,633
Office	5,241	487
<b>Total</b>	<b>33,579</b>	<b>3,120</b>

## EPC

The rating for this unit is C63.

## RENT

Upon Application.

## COSTS

Each party to bear their own legal costs in this transaction.

## TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

For further information or to arrange an inspection please contact joint agents:



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