

20 Lydden Road
Wandsworth, SW18 4LR

FLEXIBLE LEASE TERMS AVAILABLE AT COMPETITIVE RENT

To Let - 18,533 - 27,692 Sq Ft



LOCATION

The property is located on the north side of Lydden Road, adjacent to Garratt Lane, which leads directly onto the A3 providing easy access into Central London. There is a separate vehicular access to the yard via Wardley Street.

Situated between Wandsworth town centre and Earlsfield, the available industrial unit benefits from a wide range of local amenities.

DESCRIPTION

The subject property comprises a high-bay warehouse unit extending an approximate total of 27,692 sq ft. The unit benefits from a split mezzanine level to the front and rear of the building. There is a self-contained yard/loading area at the front of the unit which can also be accessed via Wardley Street, enabling access and exit from separate gates if required.

SPECIFICATION

- Two roller shutter doors
- Large open-plan warehouse
- Secure yard/loading bay
- Ancillary admin offices
- Two mezzanine storage levels

DISCLAIMER, CBRE LIMITED

SUBJECT TO CONTRACT - May 2017

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
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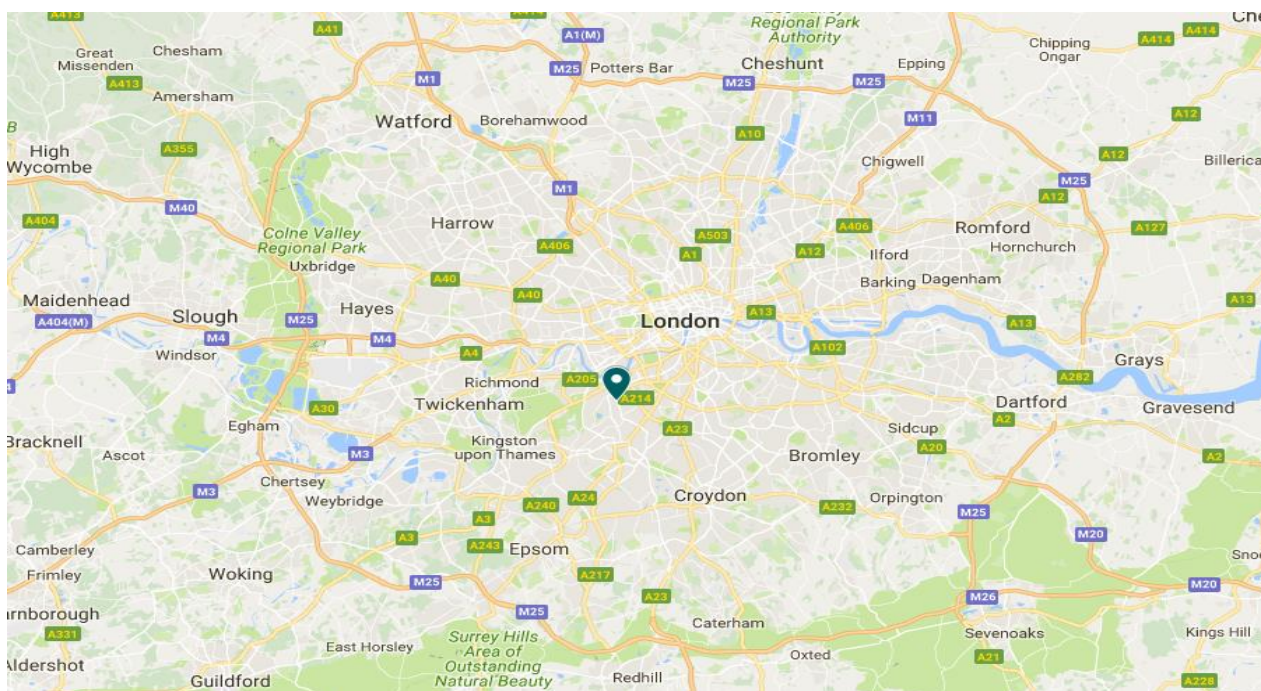
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ACCOMODATION	SQ FT	SQ M
Warehouse A	13,503	1,254
Office	736	69
Mezzanine A	3,631	337
External Stores	663	62
SUB-TOTAL	18,533	1,722
Warehouse B	5,079	472
Mezzanine B	4,080	379
TOTAL	27,692	2,573

TERMS

The property is available on flexible leasehold terms on request.

RENT

Competitive rent on application.

EPC

Available upon request.

CONTACTS

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