

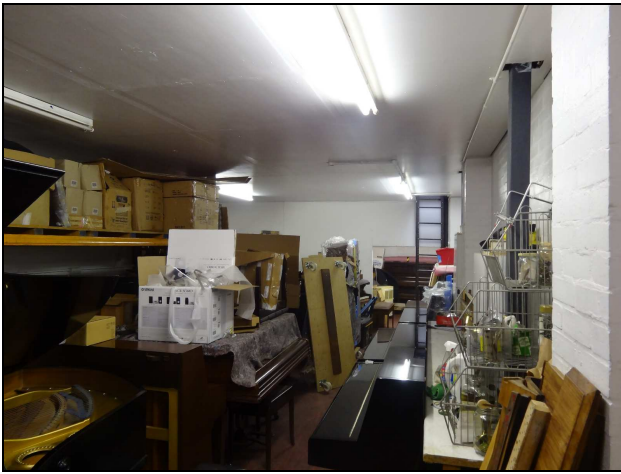


**TO LET**

**UNIT 11, RIVERSIDE BUSINESS PARK  
16 LYON ROAD  
WIMBLEDON SW19 2RL**



**1,842 Sq. Ft. (171.11 Sq. M.)**



### **LOCATION**

The property is located on an established industrial estate fronting Lyon Road, and is visible from Merantun Way (A24), a thoroughfare connecting Colliers Wood to South Wimbledon. It is within walking distance of South Wimbledon and Colliers Wood Underground stations (Northern Line) and the Morden Road Tramlink station.

### **DESCRIPTION**

The unit is a mid-terrace industrial property with a steel portal frame enclosed with part brick/block walls and profile metal sheets. The roof is an off centre pitched roof. The front loading door has been replaced with French doors and a single double glazed entrance door. The mezzanine level has been fully fitted to provide offices that can alternatively be used as storage space.

### **AMENITIES**

- Self-contained unit
- 3 Car parking space
- Heating
- Offices with wall mounted air conditioning
- 3 phase power supply
- Ground floor WC

### **TENURE**

New lease on terms to be agreed.



### **ACCOMMODATION**

Ground Floor:	975 sq. ft.	(90.62 sq. m.)
First Floor:	866 sq. ft.	(80.50 sq. m.)

**Total:** **1,842 sq. ft. (171.11 sq. m.)**

### **RENT**

£27,000 per annum exclusive

### **VAT**

The property is not elected for VAT.

### **EPC**

A copy of the EPC Certificate can be made available upon request.

### **RATES**

Rateable value: £17,250

The 2016/17 UBR is 48.4p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

### **LEGAL COSTS**

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

### **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

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