

# 16

22,103 SQ FT  
ON 1.2 ACRES

INDUSTRIAL /  
WAREHOUSE UNIT

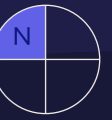
WATERSIDE WAY  
LONDON  
SW17

To Let



WATCH SITE VIDEO





# High-spec unit with potential for growth

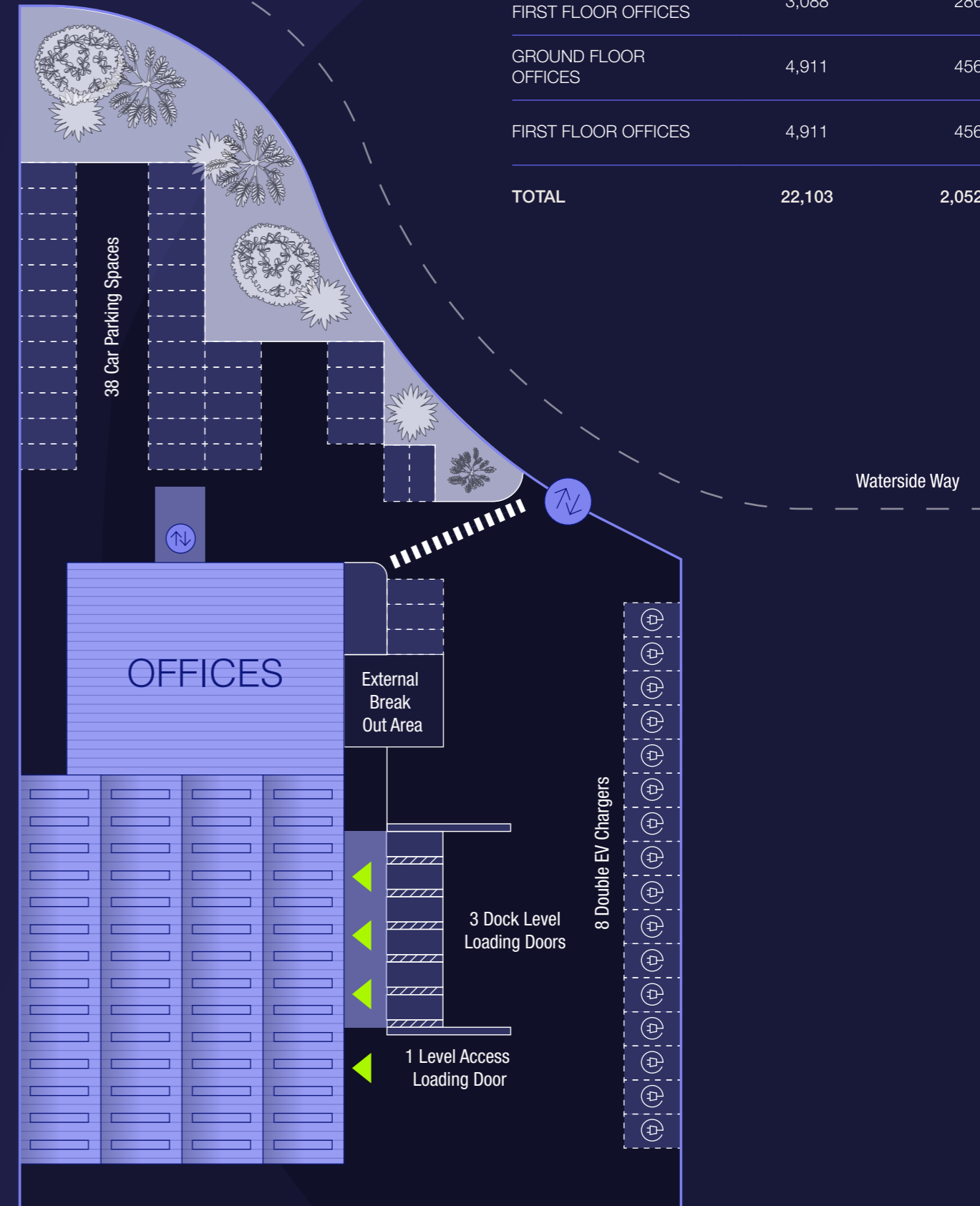
## DESCRIPTION

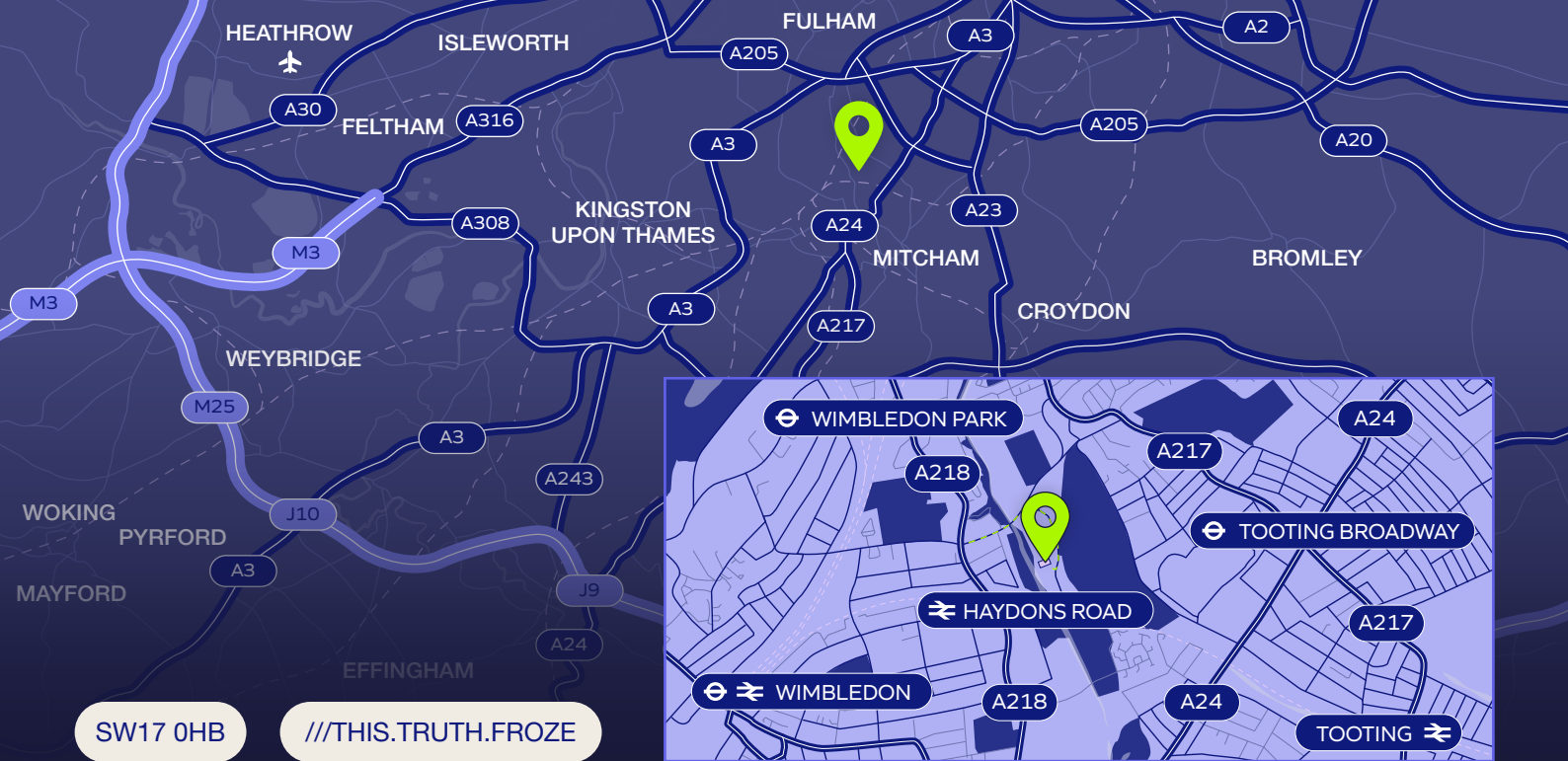
The site comprises a profile clad industrial unit, benefiting from 1 level and 3 dock level loading doors. The c.1.2 acre secure site is fully fenced and accessed through electric gates with intercom access.

Potential To Extend Yard Or Extend Building	Alternative Uses Considered	8 Double EV Chargers (22kW each)	1 Level & 3 Dock Loading Doors
Secure Site	11 Min Walk To Haydons Road Railway Station	c.42% Site Cover	38 Car Parking Spaces



ACCOMMODATION	Sq Ft (GIA)	Sq M (GIA)
WAREHOUSE	9,193	854
WAREHOUSE GROUND & FIRST FLOOR OFFICES	3,088	286
GROUND FLOOR OFFICES	4,911	456
FIRST FLOOR OFFICES	4,911	456
<b>TOTAL</b>	<b>22,103</b>	<b>2,052</b>





# Rapid delivery

## LOCATION

This site offers excellent connectivity. The nearby A3 and A24 link directly to Central London and the M25, while Earlsfield rail and Southfields Underground stations provide quick public transport options. The site is ideal for fast and efficient last-mile logistics.



A3	3.3 miles
CENTRAL LONDON	7.6 miles
M25 (J9)	12.5 miles
WATFORD	36.6 Miles
CRAWLEY	26.8 Miles



HAYDONS ROAD	0.5 Miles
TOOTING BROADWAY (NORTHERN LINE)	1.3 miles
WIMBLEDON PARK	1.5 Miles



HEATHROW	17 Miles
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### LOCAL POPULATION\*



**WITHIN 15 MINS**  
573,430

**WITHIN 30 MINS**  
2,761,385

**WITHIN 45 MINS**  
6,601,016

SOURCE: SMAPPED.COM

SOURCE: GOOGLE MAPS



### TERMS

A new lease to be granted on terms to be agreed.

### VAT

VAT will be charged on the terms quoted.

### EPC

Rated D.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWINGS

By appointment of the sole agents.

### ALEX GALE

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### RACHEL GOOD

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