



# ZENNOR

TRADE PARK BALHAM  
SW12 OPS

PROMINENT TRADE PARK  
IN THE HEART OF BALHAM  
WITH FAST ACCESS  
TO CENTRAL LONDON

NEWLY REFURBISHED  
UNITS AVAILABLE  
FROM 2,100 SQ FT

27 MINS DRIVING  
TO CENTRAL LONDON

8 MINS WALK  
TO BALHAM STATION



SAT NAV  
SW12 OPS





YOU'RE  
IN GREAT  
COMPANY AT  
ZENNOR PARK



**WOLSELEY**

**SCREWFIX**

**TOOLSTATION**

**REXEL**

**Topps Tiles**



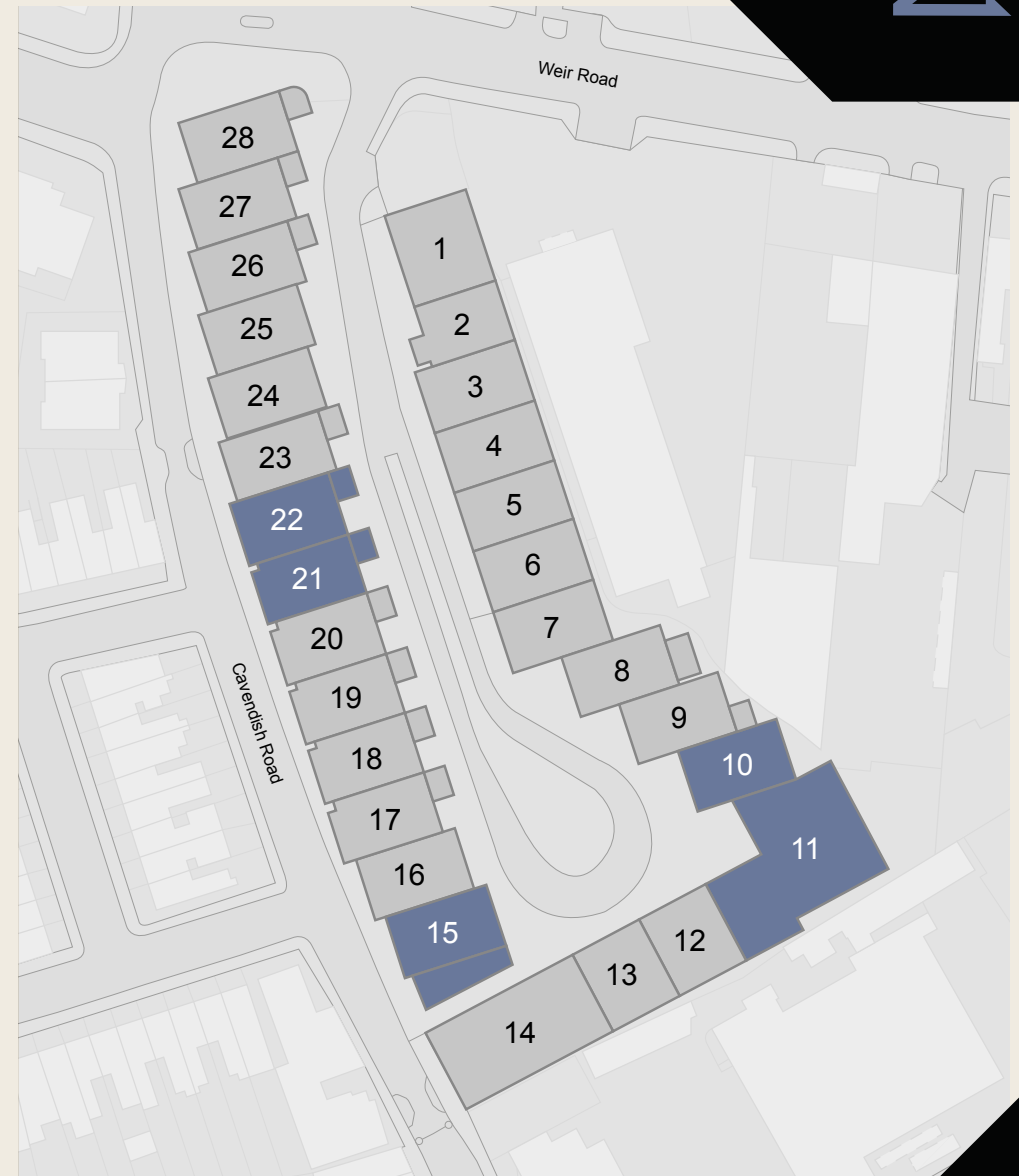
## DESCRIPTION

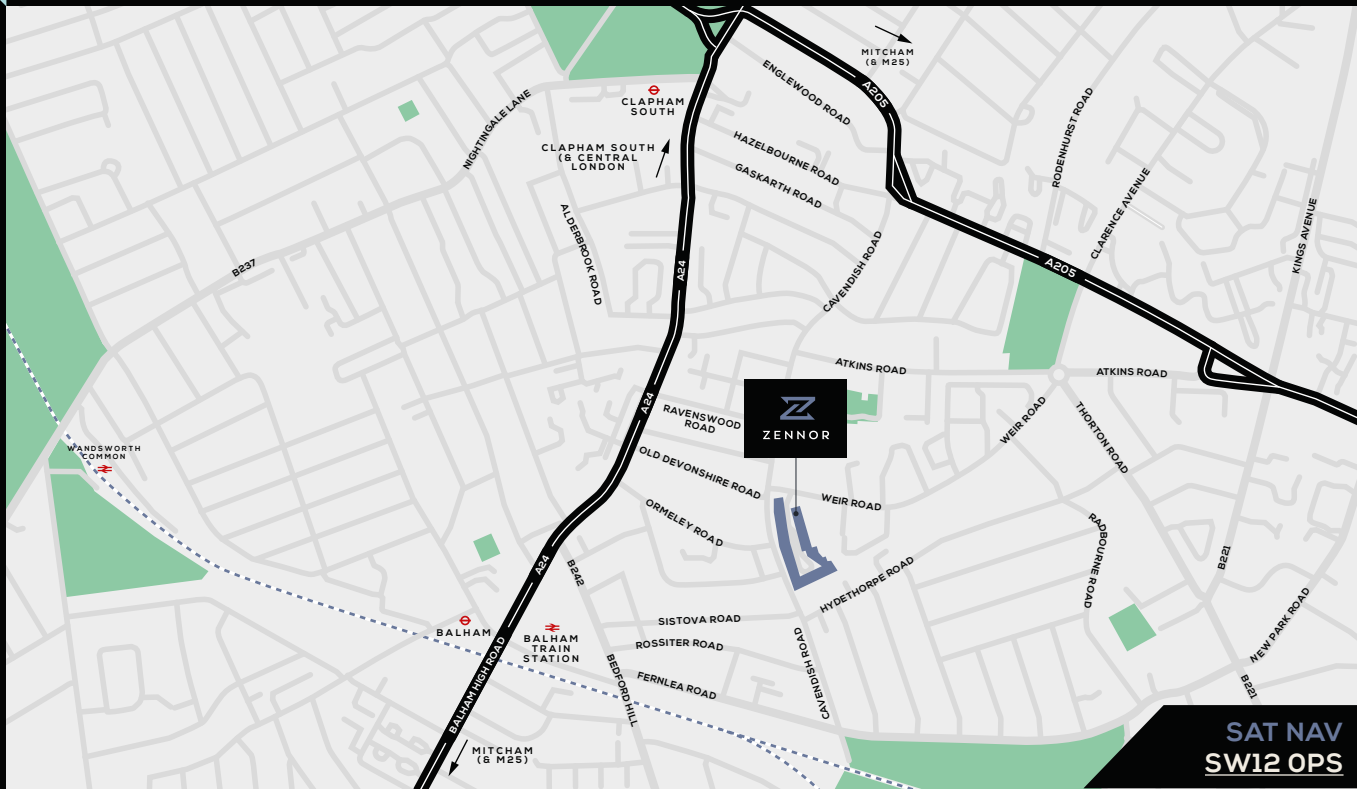
The estate provides various light industrial warehouse and trade counter units. The units are of north lit steel truss frame construction with brick and blockwork elevations. They have an internal height of 2.75m to the underside of the truss rising to 4.75m at the apex. The units also benefit from the following:

- Newly refurbished
- LED lighting
- Electric roller shutters
- Open plan warehouse space
- 24-hour access
- 3 phase power supply
- Good levels of natural light
- Onsite CCTV
- Car parking
- Capped gas supply
- WCs
- EPC B

## ACCOMMODATION

Area (GIA)	SQ FT	SQM
Unit 10	2,150	200
Unit 11	5,333	495
Unit 15	3,084	287
Unit 21	2,200	204
Unit 22	2,100	195





## LOCATION

Zennor Trade Park is located off Weir Road approximately 8 minutes walk from Balham Station offering Northern Line Services to Central and South London, in addition to Southern Railway Services to London Victoria and the South East. The A205 South Circular Road and A24 Balham High Road are a short distance to the west and north east of the estate, providing good access to both Central London and the wider road network.

The estate is also within a few minutes' walk from the shops and amenities of Balham High Street including Waitrose, Sainsbury's, Pizza Express, Greggs and several cafes.



## CONTACT

For the latest information on availability, please contact the joint agents:



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