

TO LET

4,787 – 9,569 sq. ft.

Units 3&4 Gresham Way Industrial Estate, Wimbledon, SW19 8DW



**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Modern industrial / warehouse
- ✓ 6.19m eaves height
- ✓ 1 level access loading door per unit
- ✓ Secure parking
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ Secure gated estate
- ✓ Excellent yard

LOCATION



Gresham Way is located approximately 1.25 miles to the north east of Wimbledon Town Centre.

The estate supports excellent transport connectivity with Wimbledon Park (District Line), Earlsfield (mainline) and Wimbledon (District Line, mainline & tram services) all in close proximity.

The premises are well located for serving both Central London, the south east and south west areas of London via the A218 and A205 (South Circular Road).

The estate neighbours the established Weir Road commercial zone with notable occupiers including Selco, Ocado and Home Bargains.

SPECIFICATION

- 6.19m eaves height
- 1 level loading door per unit
- Secure fenced yard
- Ample parking provision
- 3 phase power supply
- Open plan warehouse space
- Ancillary office accommodation

ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. Ft.	Sqm.
UNIT 3	4,787	444.73
UNIT 4	4,782	444.30
TOTAL	9,569	889.03

TERMS

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

Available on request.

RATES

Interested parties should make their own enquiries with Merton Council.

VAT

VAT will be payable where applicable.

LEGAL COSTS

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

CONTACTS

For more information and to arrange a viewing please contact:

Zach Heppner-Logan

T: +44 (0) 7787 221412

E: zach.Heppner-logan@realestate.bnpparibas

James Coggle

T: +44 (0) 7469 403283

E: james.coggle@realestate.bnpparibas

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.