

VALOR PARK

30 LYDDEN ROAD



INDUSTRIAL / WAREHOUSE UNIT
11,195 SQ FT (1,040.1 SQ M)
AVAILABLE NOW
TO LET

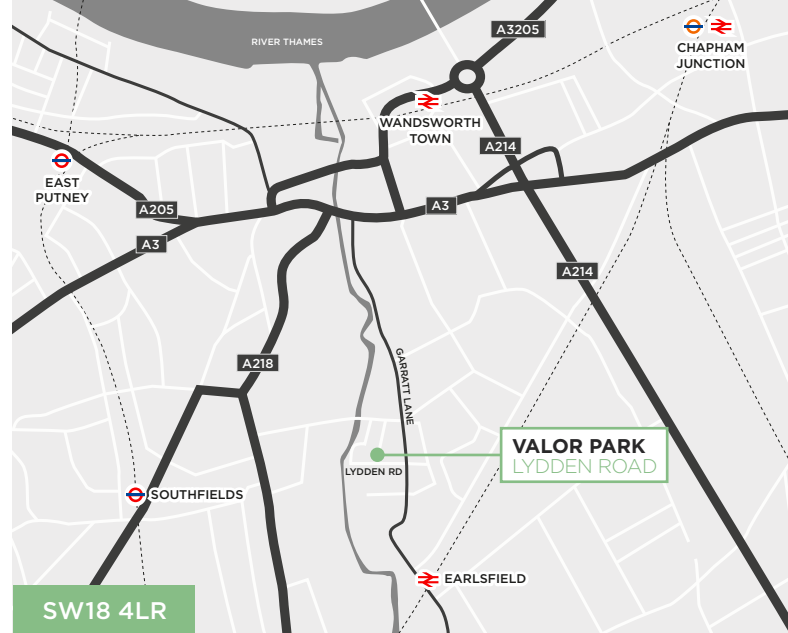
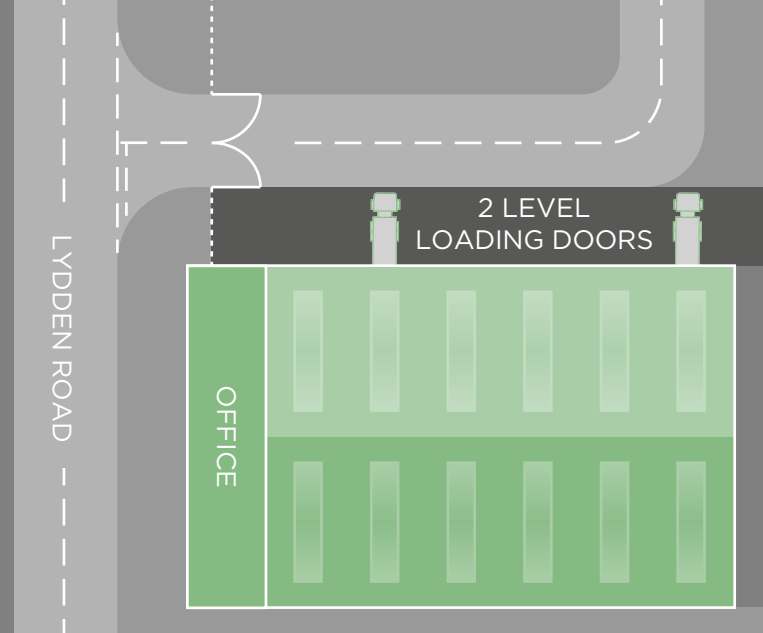


LOCAL OCCUPIERS:







DESCRIPTION

The property comprises a self-contained industrial warehouse of steel portal frame construction with high-quality two-storey office accommodation positioned to the front of the building. The warehouse provides clear, open storage space with excellent internal height, making it suitable for a wide range of industrial and logistics occupiers.

Loading is facilitated via two level access roller shutter doors, with dedicated ground floor entrance and ancillary areas. The unit is well lit throughout and benefits from a practical and efficient layout, combining modern office accommodation with functional warehouse space in an established industrial location.

UNIT	SQ FT	SQ M
Warehouse & Ground Floor Office	9,867	916.7
Floor Office	1,328	123.4
Total GIA	11,195	1,040.1

EPC
EPC 60C

RENT
Upon Application.

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

TERMS
The units are available by way of new FR&I leases on terms to be agreed.

LOCATION

Valor Park Lydden Road is strategically located in a prime urban location, ideal for last mile logistics, distribution and trade. With direct access to the A3, connecting it to the City of London in as little as 24 minutes, the M25 (J10) in 25 minutes and all the way to Portsmouth in 1 hour 10 minutes.

The property is well connected to public transport networks, with Earlsfield train station 0.5 miles away and Southfields tube station 0.7 miles away.

MAIN ROADS	MILES	TIME
A214	0.9	4 mins
A3	1.4	6 mins
A24	2.1	6 mins
Central London	6.8	24 mins
M25	17.6	25 mins
Portsmouth	70.0	1hr 10 mins
Southampton	80.3	1hr 25 mins



SOURCE: Nomis

For further information or to arrange an inspection please contact the joint agents:



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