



# WINDSOR PARK INDUSTRIAL ESTATE

NEWLY REFURBISHED  
INDUSTRIAL UNITS –  
TO LET

1,567 sq ft – 2,090 sq ft  
(146 sq m – 194 sq m)

50 Windsor Avenue  
London SW19 2TJ



# LOCATION

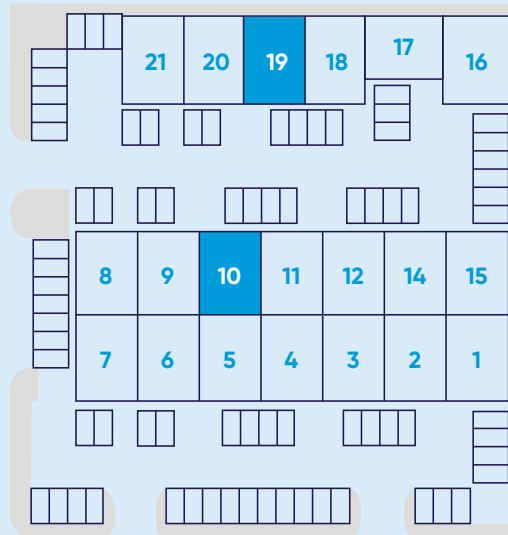
Windsor Avenue is situated 1 mile to the South West of Wimbledon and 8 miles from Central London. The estate benefits from excellent road links to the A24, A297 and A3 leading to J10 of the M25. Northern line underground links via South Wimbledon and Colliers Wood are close by, and numerous bus routes service the immediate and wider areas.



<b>MORDEN ROAD</b> 9 MINS	<b>SOUTH WIMBLEDON</b> 13 MINS	<b>WIMBLEDON</b> 16 MINS
<b>WIMBLEDON</b> 6 MINS	<b>STOCKWELL</b> 14 MINS	<b>WATERLOO</b> 17 MINS
<b>MITCHAM JUNCTION</b> 8 MINS	<b>ELEPHANT &amp; CASTLE</b> 22 MINS	<b>WOKING</b> 32 MINS
<b>EAST CROYDON</b> 27 MINS		<b>KINGS CROSS/ST PANCRAS</b> 41 MINS

# DESCRIPTION

The unit is built to a modern specification, comprising of ground floor warehouse space and high quality office accommodation to the first floor. Available for immediate occupation or further tenant fit out.



UNIT	SQ FT	SQ M	CAR PARKING SPACES
10	1,567	146	2
19	2,090	194	2

# SPECIFICATION

- Eaves height up to 6.7 meters (21 ft.)
- Excellent transport links
- Allocated car parking
- Ground floor warehouse/production area
- Attractive double glazed façades
- Modern offices including Cat II lighting and carpeting



## LEASE TERMS

Available on new full repairing and insuring leases on terms to be agreed.

## RENT

On application.

## SERVICE CHARGE

Tenants are to pay a contribution towards the estate service charge. Further details are available upon request.

## VAT

VAT is applicable to all charges.

## BUSINESS RATES

Interested parties are advised to make their own enquires with Merton Council.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment through joint sole agents.



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