

Warehouse / Industrial Unit

990 SQ FT (92 SQ M)

Colliers

020 7935 4499

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To Let

Unit 14 Chelsea Fields Industrial Estate
Western Road, Merton, SW19 2QA

- Unit to be refurbished
- Internal roof lights
- 1 level access loading door
- Ground floor offices
- Kitchen and WC facilities
- 2 car parking spaces
- Forecourt / loading area
- **ZONE 3 LOCATION**

Rent upon application.



Indicative Imagery

Contact Us

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TO BE REFURBISHED

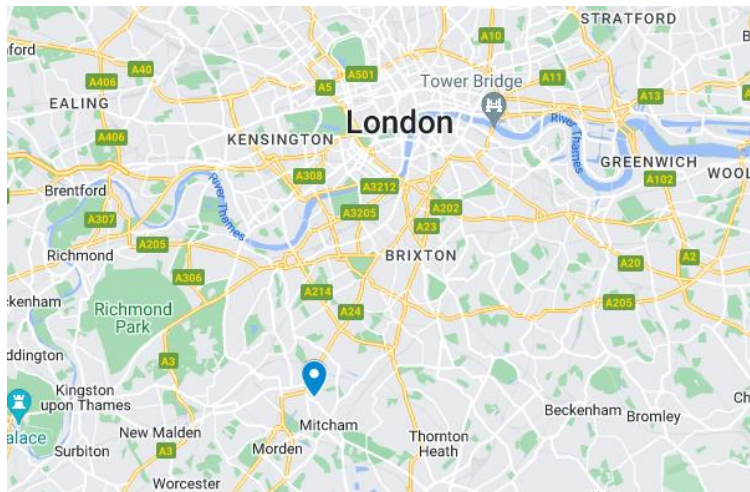
Unit 14 Chelsea Fields Industrial Estate



Description

Unit 14, Chelsea Fields comprises a semi-detached industrial / warehouse unit of steel portal frame construction. The ground floor warehouse accommodation benefits from a solid concrete floor, breeze block walls, internal rooflights, strip lighting and 1 level access loading door.

There is a maximum internal height of 3.85m. There is office and ancillary accommodation on the ground floor, including toilet facilities. To the exterior, there is a mix of brick and profiled steel cladding elevations.



Location

Chelsea Fields Industrial Estate is situated off Western Road, close to the A24, one of the principal roads running through southwest London.

The estate benefits from proximity to the popular Tandem Centre and Priory retail parks. Colliers Wood underground station is around 0.4 miles away and provides services to Central London via the Northern line.

ZONE 3 LOCATION

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Unit 14 Chelsea Fields Industrial Estate

**EPC**

Available on Request

VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)* Subject to final measurement		
	SQ FT	SQ M
Ground Floor Warehouse	990	92.00
TOTAL	990	92.00

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF. Feb 2024.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.