

# Modern Warehouse / Industrial Unit

2,127 SQ FT (198 SQ M)

Colliers

To Let

## Unit 19 Zennor Trade Park

Balham, Southwest London, SW12 0PS

- 24-Hour Access
- 3 Phase Power
- 1 Level Access Door
- Onsite CCTV
- Zone 3 Location
- W/C facilities
- Fully Fitted Kitchen  
Fitout can be retained
- 4.75 m Apex

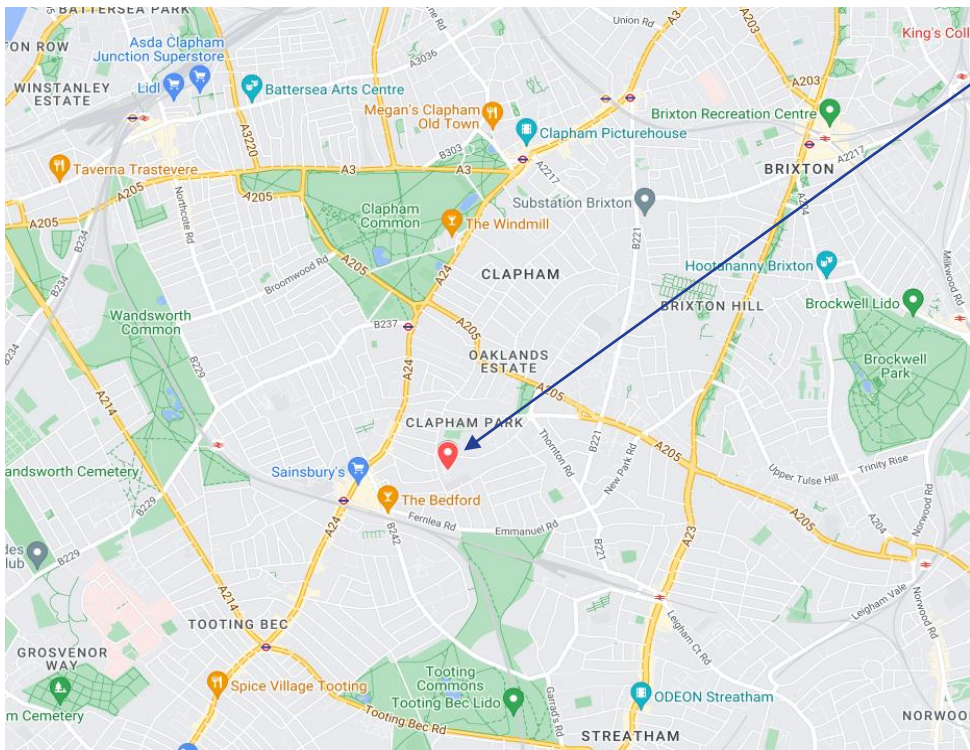
### Contact Us

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## Location

The Zennor Road Trade Park is located off Weir Road approximately 10 minutes' walk from Balham underground (Northern line) and train station (Southern services). The A205 South Circular Road and A24 Balham High Road are a short distance to the west and northeast of the estate, providing good access to both Central London and the wider road network.

## Description

The estate houses light industrial warehouse and trade counter units. Unit 19 is of north lit steel truss frame construction with brick and blockwork elevations. The subject property has a height of 2.75m to the underside of the truss rising to 4.75m at the apex.

## Terms

Upon application.

## Business Rates

Available on request.

## Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

## EPC

A copy of the EPC is available on request.

## Legal Costs

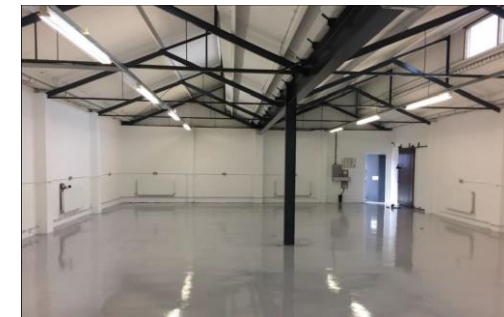
Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and other costs quoted exclusive of VAT.

## Areas (GIA)

Unit 3	SQ FT	SQ M
Warehouse/Production	2,127	198
<b>TOTAL GIA</b>	<b>2,127</b>	<b>198</b>



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### Disclaimer

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### 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.