

# Swan Industrial Estate Wimbledon

Available to Let  
Warehouse

1,143 - 3,470 sq ft ( 106 - 322 sq m )



- 4 m eaves height 
- 1 Level access loading door per unit 
- Three phase electricity 
- 2 car parking spaces per unit 
- WC facility 
- 24/7 access 

# Swan Industrial Estate

Rosemary Road Wimbledon SW17 0AR



## Description

Swan Industrial Estate offers fully refurbished units with a 4 m minimum eaves height, roof lights, dedicated personnel access and WC facilities. The units are of steel portal frame construction and have roller shutter doors. There are two car parking spaces per unit.

The property is well linked with local road networks, offering easy access to Central London and the A3.

## Location

Swan Centre is located off Garratt Lane (A217), and is serviced by way of Earlsfield Station and local bus routes servicing Central London. The property is well placed within local road networks and provides easy access into Central London and the A3.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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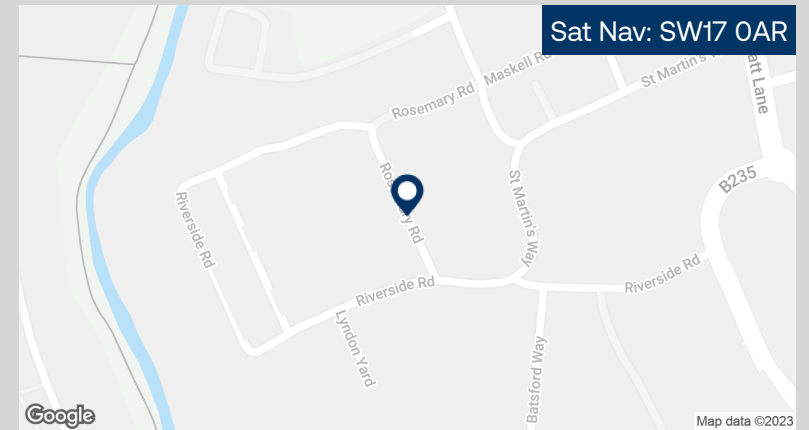
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 4	Warehouse	1,164	108	Immediately	£3,200 PCM
Unit 6	Warehouse	1,163	108	Immediately	£3,200 PCM
Unit 28	Warehouse	1,143	106	Immediately	£3,200 PCM
Total		3,470	322		

**Mileway**