



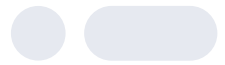
Mileway

Gap Road London

53 Gap Road, Wimbledon, London, SW19 8JA

Newly Refurbished | Available Immediately | IOS Class 1 | 78,369 sq ft

LastMileFirst | [mileway.com](https://www.mileway.com)



Industrial Outdoor Storage to let

78,369 sq ft / 1.78 Acres



Mix of hardstanding surfacing



B2/B8 Industrial use class



Secure and fully serviced



Office/ancillary accommodation



Class 1 Industrial Outdoor Storage



Prime London servicing location

Class 1 Industrial Outdoor Storage site comprising a net area of 1.78 acres.

The site is self-contained and comprises a mix of concrete, tarmac, and block paving surfacing. Accessed directly from Gap Road, the site benefits from water and KVA power supplies and includes a variety of buildings. The property has undergone a comprehensive refurbishment programme, with all works completed in May 2026.



Gap Road London



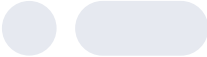
11 miles to M25
(Junction 9)

0.7 miles to
Wimbledon Station

B235 / Gap Road

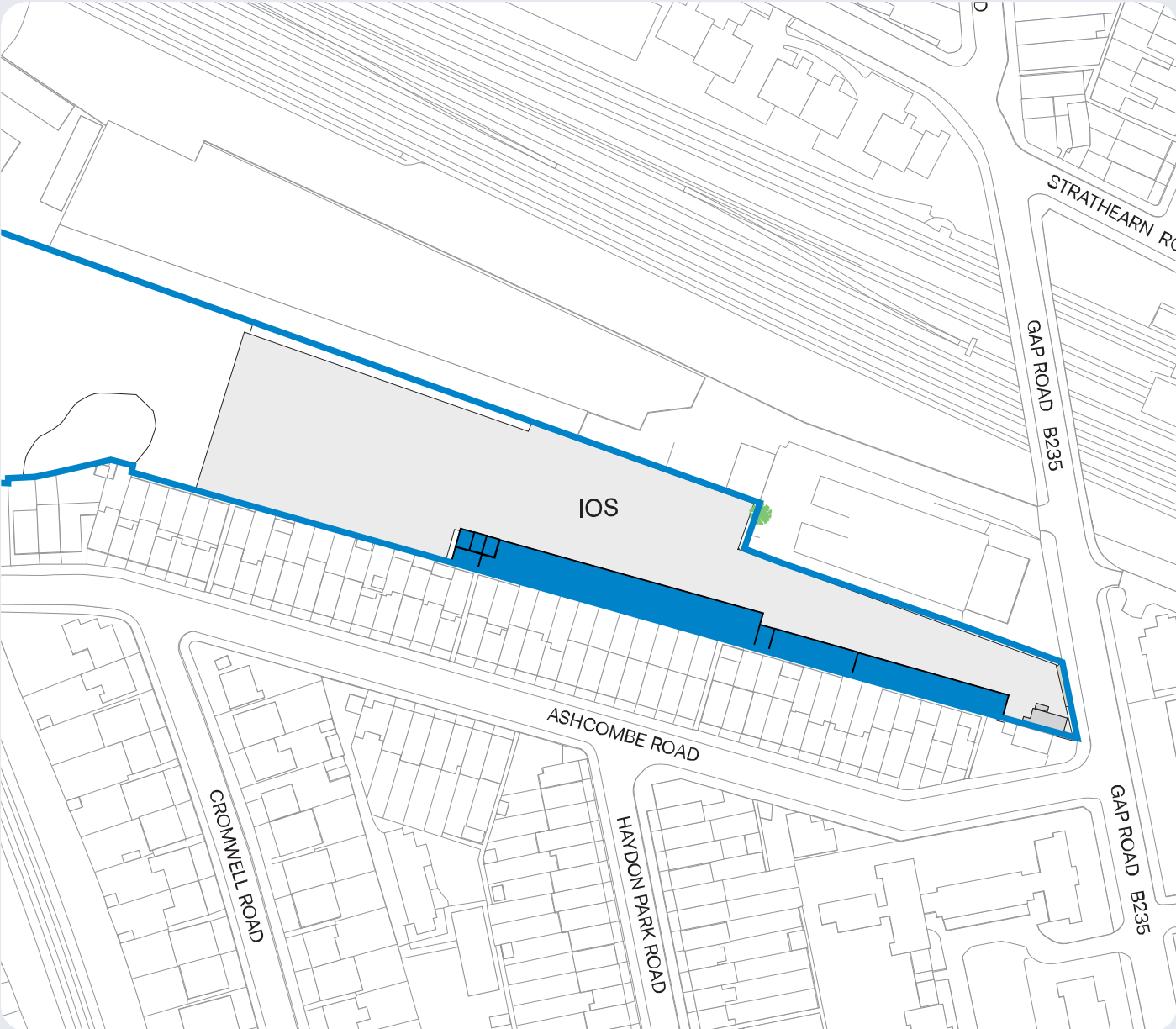
safestore

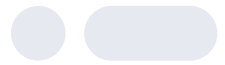
safestore
self storage
B235 / Gap Road



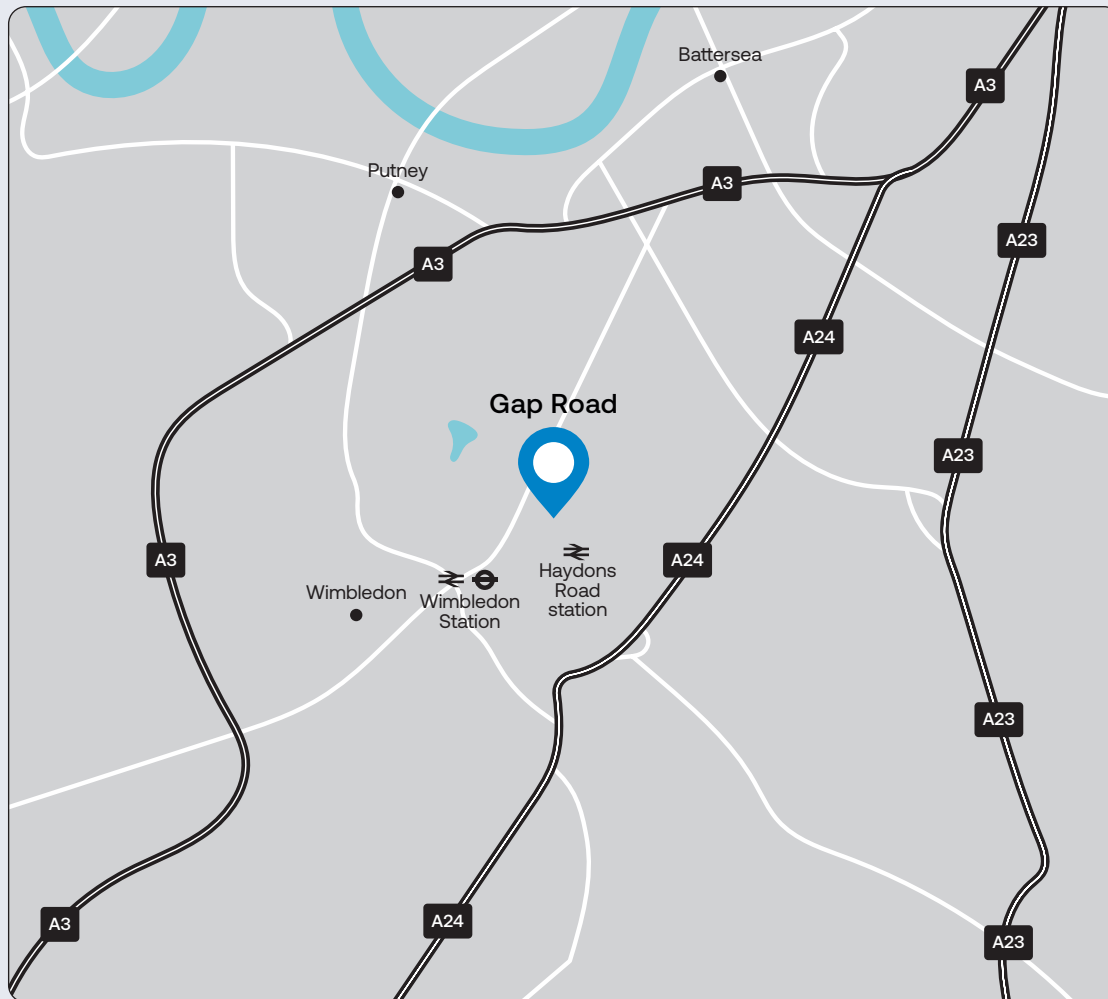
Site Plan

Unit	Property Type	Size (Sq Ft)	Size (Sq m)
IOS	Class 1 IOS	65,910	6,123.2
Building 1	Office & Stores	5,814	540.1
Building 2	Stores	6,645	617.3
Total	-	78,369	7,280.6





Location



Situated within Wimbledon, Southwest London, the site benefits from excellent connectivity being a short drive from the A3, A23 and A24 which all provide fast access into Central London. The M25 orbital motorway is also easily accessible via the A24 and can be reached at Junction 9, approximately 11 miles away.

Haydons Road station which provides both national rail and London Overground connections is situated approximately 0.4 miles away. In addition, Wimbledon Station and Wimbledon Park underground are both 0.7 miles from the site. Situated on the western edge of the property is a Safestore self-storage facility.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

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IOS Class 1 | 78,369 sq ft

Book a viewing

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Further information:

EPC
Exempt.

VAT
Rent is subject to VAT.

Rent
Upon application.

Terms
The site is available as a whole by way of a new full repairing and insuring lease.

Legal costs
Each party to bear their own legal fees.

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