

# Tramlink Park

24 Deer Park Road Merton SW19 3UA

Warehouse | 8,708 ft<sup>2</sup>



To be refurbished



Passenger lift



4.9m clear internal height



Shower & WC facilities



Designated parking spaces

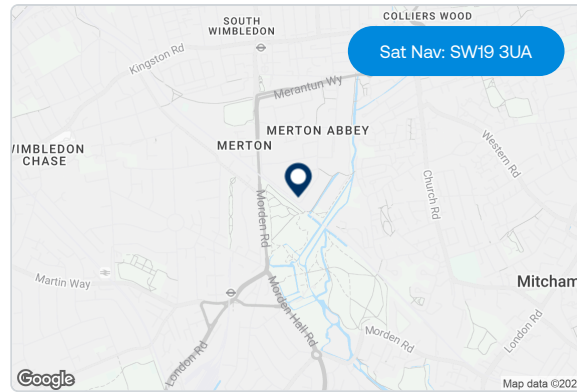


EPC rating - B

Available to Let



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

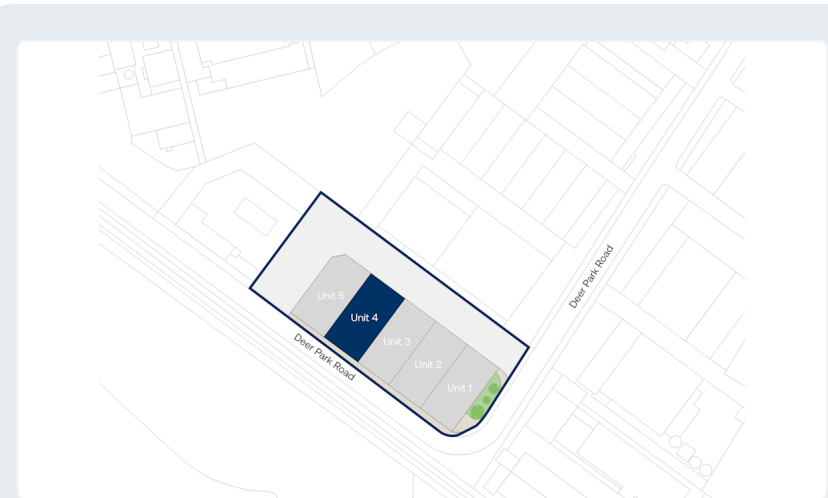


## Description

Two storey hi-tech business unit offering a mix of light industrial and office accommodation over ground and first floors respectively. The premises benefits from a pedestrian office access to the front elevation and loading for the industrial unit via an electric roller shutter door from the rear car park and yard area. The clear internal height of the ground floor is 4.9m. Post refurbishment the first-floor office will be presented as open plan and the specification will include air conditioning. There is passenger lift plus dual staircase access to the first floor.

## Location

The property is located on Deer Park Road on the established Lombard Industrial Estate, close to the A24 (Morden Road), and the A3 which provides good access to Central London and the national motorway network via M25 Junctions 8, 9 and 10. The property benefits from good public transport via the Croydon Tramlink (Morden Road) and the Northern Line (District Line) Underground (South Wimbledon) which is in close proximity.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 4	Warehouse	8,708	Under offer
Total		8,708	

## Further information

EPC  
B

### Terms

Available on new full repairing and insuring leases.

### Legal costs

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

[Book a viewing](#)

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