

Swan Industrial Estate

Rosemary Road Wimbledon SW17 0AR

Warehouse | 670 - 1,165 ft²



4 m eaves height



1 Level access loading
door



Three phase
electricity



2 car parking spaces
per unit

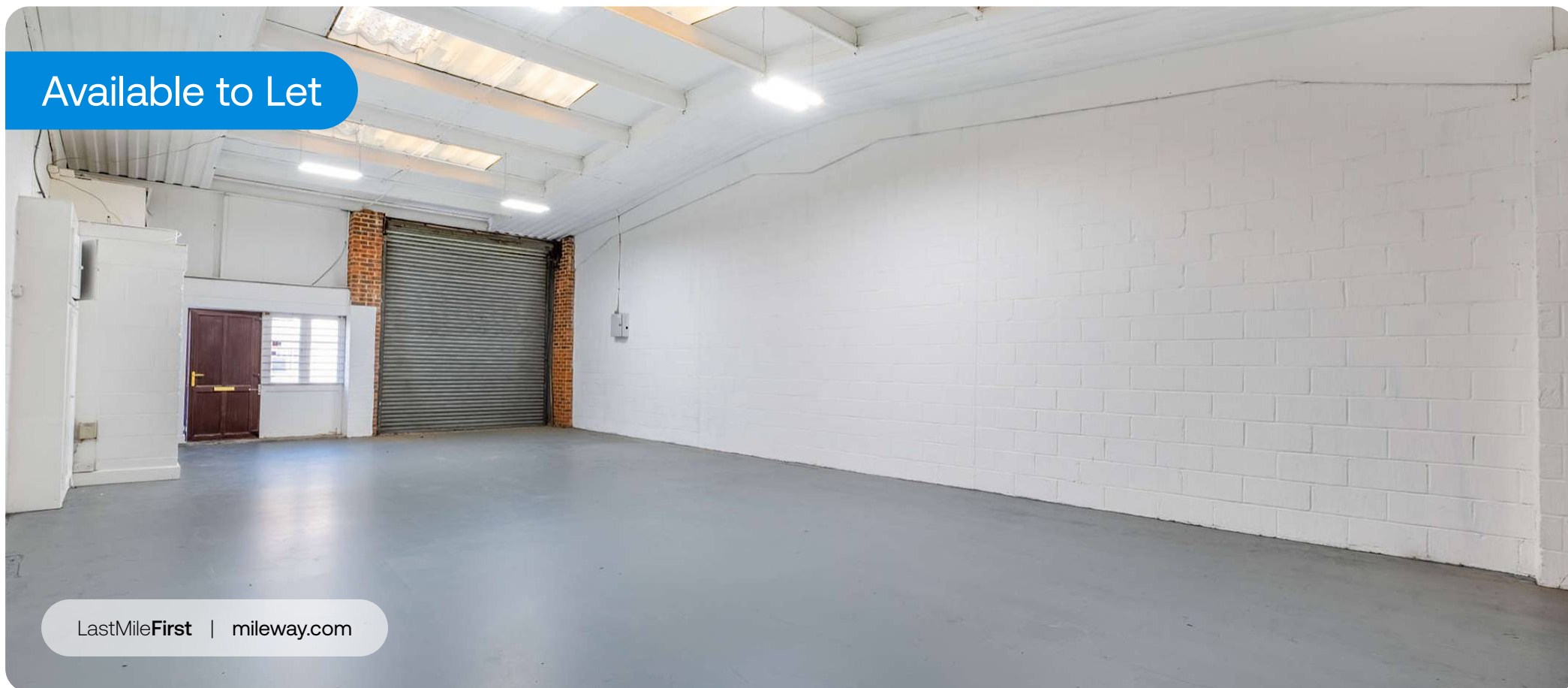


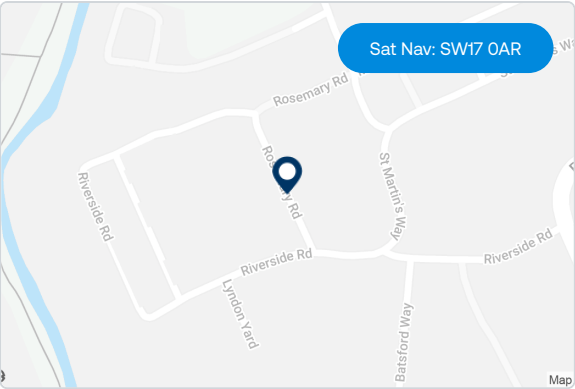
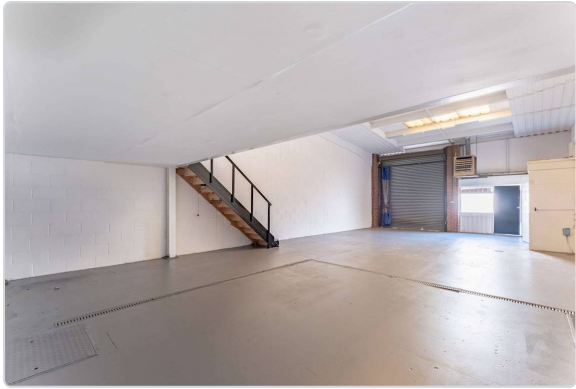
WC facility



24/7 access

Available to Let





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.

Further information

Rent	Terms	Legal costs
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

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.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 9	Warehouse	1,148	Immediately	2,875	2,104	D
Unit 28	Warehouse	1,143	Immediately	2,850	2,095	D
Unit 10	Warehouse	1,163	01/12/2026	2,910	2,132	C
Unit 12	Warehouse	1,165	01/12/2026	2,910	2,136	D
Unit 23	Warehouse	670	04/11/2026	1,675	1,228	D
Total		5,289				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

[Book a viewing](#)

Amelia Hosking
Mileway
southeast@mileway.com
0203 991 3516

Ted Johnson
BNP Paribas Real Estate
ted.johnson@realestate.bnpparibas
07353 167 632

David Theobald
Grant Mills Wood
davidt@grantmillswood.com
07974 231 352

Fabian Stuart Smith
Grant Mills Wood
fabians@grantmillswood.com
0207 629 8501

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

