

# wimbledon trading estate

UNITS A-D ■ ST MARTINS WAY ■ LONDON ■ SW17 0JH

CANMOOR



## Warehouse Units 77,756 sq ft (7,223 sq m)

- Established Industrial Estate
- Total site area of 3.27 acres
- Internal eaves height from 6.7m
- Steel / brick profile construction
- Full height roller shutter loading doors
- Self contained fully secure yard

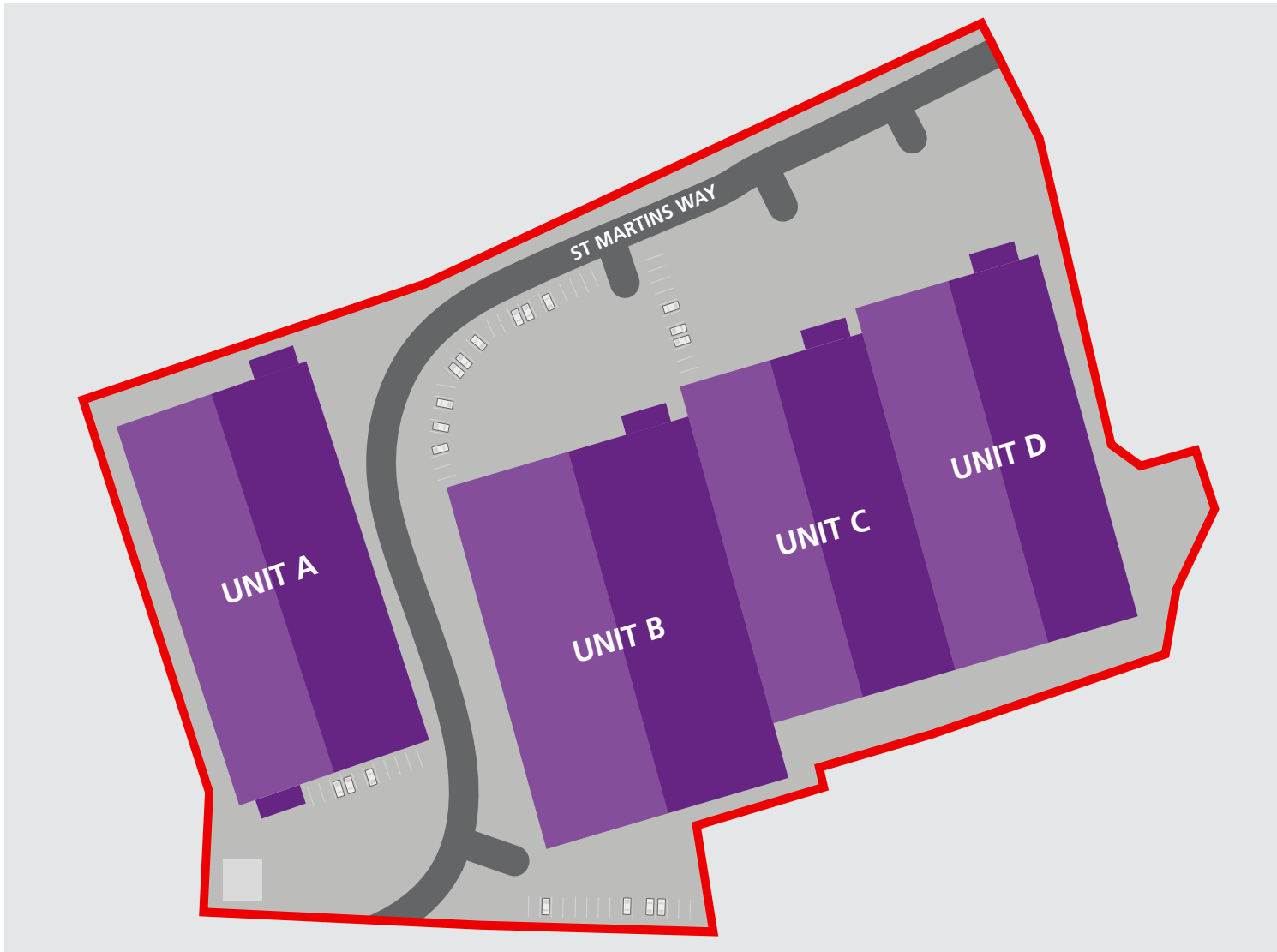
# WIMBLEDON

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## DESCRIPTION

Set on a site of approximately 3.27 acres (1.32 hectares), the subject property comprises four purpose built industrial units totalling 77,756 sq ft (7,224 sq m) of floor area, with secure yards.

The units are of steel portal frame construction with profiled metal cladding and brick elevations, beneath a profiled steel sheet clad roof providing an eaves height of 6.7m.

## ACCOMMODATION

UNIT	sq ft	sq m
UNIT A	21,049	1,956
UNIT B	23,470	2,180
UNITS C & D	33,237	3,088
<b>TOTAL GIA</b>	<b>77,756</b>	<b>7,224</b>

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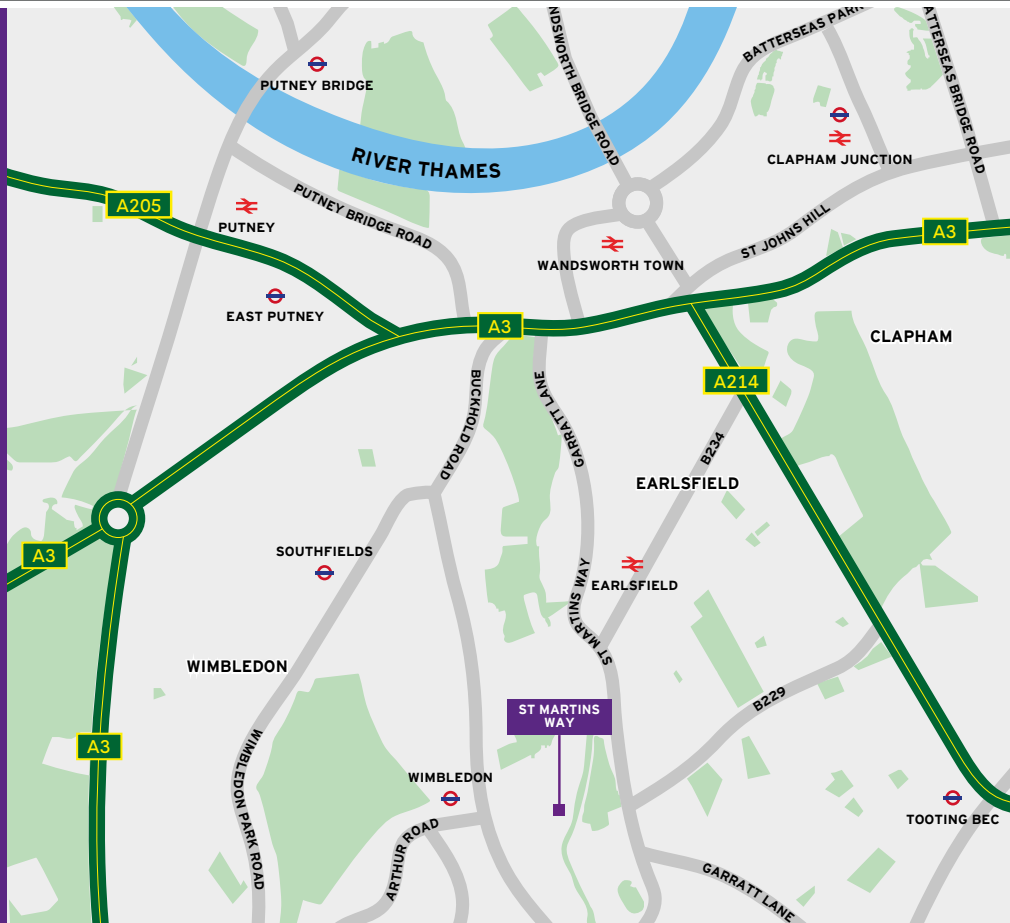
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## LOCATION

The property is located within the London Borough of Wandsworth in south-west London. The property is situated in an affluent and vibrant area just south of Earlsfield, Wandsworth Town and East of Wimbledon Park, in travel zones 2/3.

The property's Inner London location benefits from strong rail and road connectivity to and from Central London and the surrounding area. Earlsfield overground and Wimbledon Park underground station provide direct rail services to central London in the north-east and Guildford and Woking to the south. By road, there is immediate access to the south circular (A205) to the north and M25 motorway (Junction 10) to the south.



## COMMUNICATIONS



Rail

Earlsfield Overground	3 minutes
Wimbledon Park	5 minutes
Tooting Broadway	5 minutes



Road

A205/A3	7 minutes
M25	25 minutes



Air

A205/A3	7 minutes
M25	25 minutes

## FURTHER INFORMATION

For more information, plans and specifications are available through our sole agents.



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