



**32 & 33, RIVERSIDE ROAD  
WIMBLEDON STADIUM BUSINESS CENTRE  
LONDON, SW17 0BA**

**FOR SALE  
6,920 SQ FT**



# 32 & 33, RIVERSIDE ROAD

## WIMBLEDON STADIUM BUSINESS CENTRE

### LONDON, SW17 0BA

# LEWIS & CO

## DESCRIPTION

The property comprises an end terrace industrial/warehouse unit arranged over ground and upper floors. The ground floor provides open warehouse accommodation with roller shutter access and the upper floors comprise a combination of office and ancillary storage space.

Providing flexibility for a range of occupiers. The unit benefits from three phase power and on site car parking, enhancing its suitability for a variety of industrial, trade counter and business uses.

## LOCATION

The property is located within Wimbledon Stadium Business Centre on Riverside Road, an established commercial location to the south west of Central London. The area provides a mix of industrial, trade counter and warehouse occupiers, benefiting from strong road connectivity.

The property is well positioned for access to the A24 and A3, providing direct routes into Central London and the wider motorway network. Haydens Road and Colliers Wood stations are both within reasonable proximity, offering rail and Underground services.

The surrounding area is well established for business use, with a range of occupiers in the vicinity, making it a recognised commercial hub within South West London.

## SITUATION

The first and second floors are currently divided into nine small studio units, with shared amenities, let on a short term and informal basis to multiple occupiers. Vacant possession can be provided upon sale, however the existing layout offers asset management opportunities.

The ground floor is accessed separately.

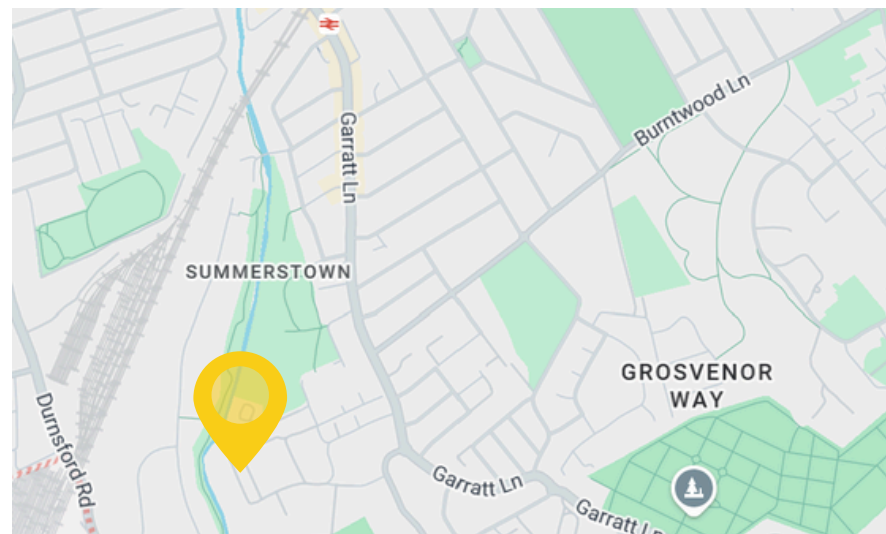
## SPECIFICATION

- On site car parking.
- Three phase electricity.
- Roller shutter.
- VP can be provided.
- Flexible office space.

## FLOOR AREAS

Warehouse	3,017 sq ft	280 sq m
1st Floor	2,974 sq ft	276 sq m
2nd Floor	929 sq ft	87 sq m

**Total 6,920 sq ft 643 sq m**



## TERMS

The freehold is available to purchase.

## PRICE

**£1,300,000**

## RATES

The April 2026 Rateable Value of the property will be £83,750.

## BID CHARGE

£1,700

## EPC

TBC

## VIEWING

Strictly by appointment through the joint sole agents.

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