



WINDSOR PARK INDUSTRIAL ESTATE

NEWLY REFURBISHED
INDUSTRIAL UNITS –
TO LET

1,569 sq ft – 2,097 sq ft
(146 sq m – 195 sq m)



EXCELLENT
TRANSPORT
LINKS



UP TO
6.7 METERS

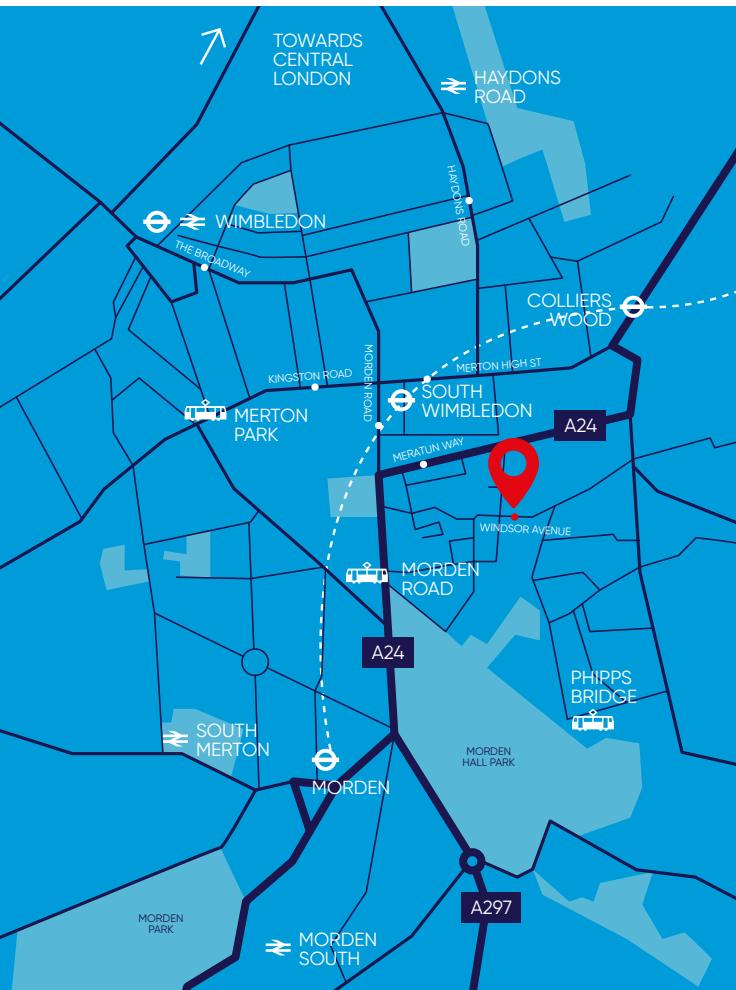


ALLOCATED
PARKING



LOCATION

Windsor Avenue is situated 1 mile to the South West of Wimbledon and 8 miles from Central London. The estate benefits from excellent road links to the A24, A297 and A3 leading to J10 of the M25. Northern line underground links via South Wimbledon and Colliers Wood are close by, and numerous bus routes service the immediate and wider areas.



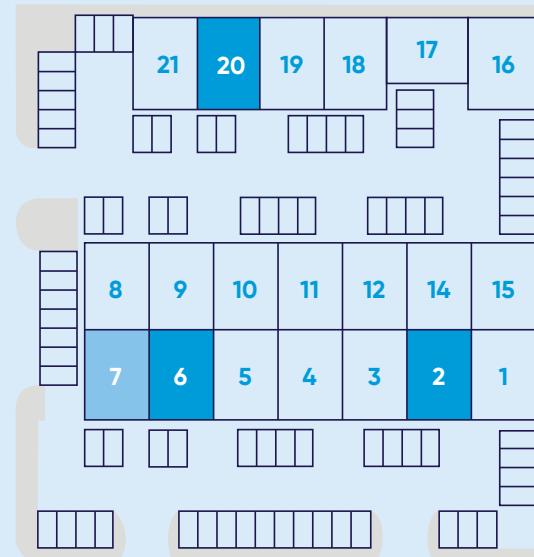
MORDEN ROAD
9 MINS
WIMBLEDON
6 MINS
MITCHAM JUNCTION
8 MINS
EAST CROYDON
27 MINS

SOUTH WIMBLEDON
13 MINS
STOCKWELL
14 MINS
ELEPHANT & CASTLE
22 MINS

WIMBLEDON
16 MINS
WATERLOO
17 MINS
WOKING
32 MINS
KINGS CROSS/ST PANCRAS
41 MINS

DESCRIPTION

The units are built to a modern specification, comprising of ground floor warehouse space and high quality office accommodation to the first floor. Available for immediate occupation or further tenant fit out.



UNIT	SQ FT	SQ M	STATUS	CAR SPACES
2	1,572	146	TO LET	2
6	2,097	195	TO LET	2
7	2,089	194	UNDER OFFER	2
20	1,569	146	TO LET	2

SPECIFICATION



Eaves height up to 6.7 meters (21 ft.)



Excellent transport links



Allocated car parking



Ground floor warehouse/production area



Attractive double glazed façades



Modern offices including Cat II lighting and carpeting

LEASE TERMS

Available on new full repairing and insuring leases on terms to be agreed.

RENT

On application.

SERVICE CHARGE

Tenants are to pay a contribution towards the estate service charge. Further details are available upon request.

VAT

VAT is applicable to all charges.

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