

hive



11 - 15a Lyon Road
South Wimbledon
SW19 2RL

Light Industrial Warehouse for Sale
22,437 sq ft 0.56 acres

Summary

Freehold Industrial site for sale with yard space and development potential.

The property is located on an established industrial estate in South Wimbledon. Nearby occupiers include Amazon, Ocado, CEF and Screwfix

The site is fully let providing £152,800 pa

Price on Application

Description

The subject property measures 22,400 sq ft, comprising of two warehouses totalling 10,778 sq ft. There is a sizeable front and rear yard totalling 11,609 sq ft.

The site is fully let providing an income of £152,800pa

The property offers investors with ability to secure a strategic site that is highly rever-sionary

Tenancy Information

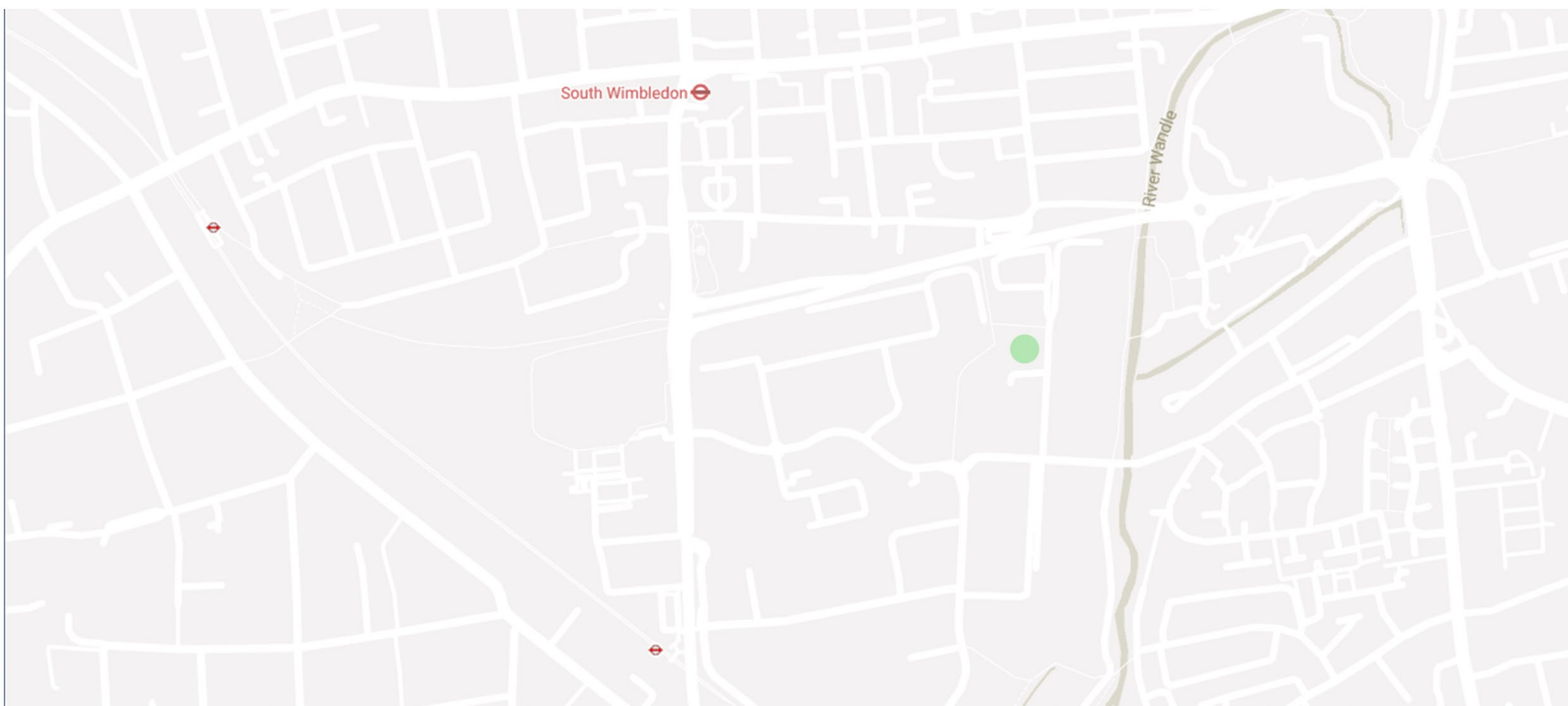
Tenant	Area sq ft	Lease Start	Rent p.a	Expiry	Break
Stand	5,018	Jan-20	£ 71,000	Jan-25	
Cavendish	1,269	Sep-19	£ 21,800	Sep-24	
JMV Auto	3,483	Aug-19	£ 60,000	Aug-29	Aug-24
Hunt Trucks	1,008	N/A	N/A	N/A	N/A
Yard	11,609				

Tenure : We are advised the Title is held freehold under title : SGL619730

EPC: The existing buildings have an EPC rating of E 101

Legal: Each party will be responsible for their own costs

Location





Floorplan



For further information and arranging inspections, please contact the sole agents:

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Hive-Advisory.co.uk

Disclaimer

Hive gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.