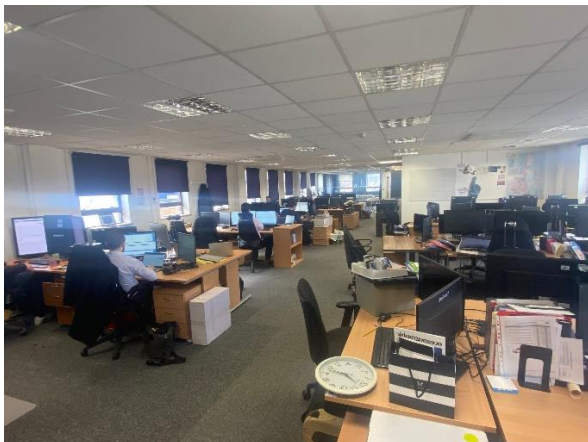


To Let
20 Lydden Road,
Earlsfield, London,
SW12 0TX



www.TLRE.co.uk



To Let Urban
HQ style Warehouse Unit

34,185 sq ft

20 Lydden Road, Earlsfield, London, SW18 4LR.



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Description

20 Lydden Road occupies a prominent space on Lydden Road but also benefits from separate yard access via Wardley Street.

The warehouse is arranged over two bays, each with its own roller shutter door directly accessed from the secure yard. The bays are of steel portal frame construction, with brick and blockwork to the lower elevation sections and profile metal sheeting to the upper parts of the warehouse accommodation. The warehouse has a clear eaves height of 5.85m. There is a further loading door directly onto Lydden Road offering additional flexibility.

The offices are arranged over ground, first and second floors and benefit from carpeting, suspended ceilings and wall mounted radiators.

Location



Lydden Road is accessed directly off Garrett Lane (A217), and is approximately 3.3 miles to the A3 linking with Vauxhall to the east and Kingston to the south west

The premises are within walking distance of Earlsfield Train station (1/4 mile), with services to Clapham Junction, London Waterloo, Richmond and Guildford.

Terms

The unit is held under a 10-year lease commencing in July 2016, and granted outside the protection of the Landlord and Tenant Act 1954.

Business Rates

We understand the property has a Rateable Value of £287,500 however potential occupiers are recommended to make their own enquiries to the LB Wandsworth.

EPC

An EPC is available on request.

Costs

Each party to bear their own legal costs.

Area	Sq M	Sq Ft
2 nd floor Office	291	3,134
1 st floor Office	573	6172
Ground Floor Office	557	6010
Warehouse	1674	18027
TOTAL	3,095*	33,343*

*additional stores of 842sqft

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