



Unit 15/15A Zennor Trade Park, Balham, London, SW12 0PS



Industrial Warehouse Unit – To Let
Approximately 3,084 sq ft (286 sq m)



SUMMARY

- 2.75m to the underside of the truss rising to 4.75m at the apex
- Strip lighting
- Manual roller shutters
- Open plan warehouse space
- 3 phase power supply
- Capped gas supply
- Car parking
- Onsite CCTV
- Good access to central London and the wider road network

CONTACT

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LOCATION

Zennor Road Trade Park is located off Weir Road approximately 10 minutes' walk from Balham underground (Northern line) and rail station. The A205 South Circular Road and A24 Balham High Road are a short distance to the west and north east of the estate, providing good access to both Central London and the wider road network.

The estate is also within a few minutes' walk from the shops and amenities of Balham High Street including Waitrose, Sainsbury's, Pizza Express, Greggs and several cafes.

ACCOMMODATION

Area (GIA)	SQ FT	SQ M
Ground Floor Warehouse	3,084	286
Total	3,084	286

RATES

Rateable value for this unit is £34,250. Rates payable equate to £16,885.25 per annum (2018/19).

EPC

D81

TERMS

Rent per annum of £81,725 psf (£26.50 psf) plus VAT. Subject to Contract

LEGAL COSTS

Each party to bear their own costs

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DESCRIPTION & SPECIFICATION

The estate provides various light industrial warehouse and trade counter units. The units are of north lit steel truss frame construction with brick and blockwork elevations. The subject property has a height of 2.75m to the underside of the truss rising to 4.75m at the apex. The estate benefits from the following amenities:

- Strip lighting
- Manual roller shutters
- Open plan warehouse space
- 24-hour access
- 3 phase power supply
- Good levels of natural light
- Onsite CCTV
- Car parking
- Capped gas supply



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