



Industrial/
warehouse space
and offices
to let

Available now

5,223 sq. ft.
486 sq. m.

Unit 6 – Nelson Trade Park
Merton SW19 3BL

houstonlawrence.co.uk

 **Houston
Lawrence**

Industrial/ warehouse space and offices

to let

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5,223 sq. ft.
486 sq. m.



B1/B8 use



EPC rating: C



Loading
bay



Roller shutter
access



Five parking
spaces



Morden Road
Tramlink



South Wimbledon
● Northern line

Rent: £111,426 per year + VAT

Nelson Trade Park, located in the heart of Merton, offers an exceptional business location with excellent connectivity to central London, just eight miles away. Situated only three miles from the A3, it provides easy access to key routes into central London.

Location

South Wimbledon Station is within a short walking distance and Morden Road Tramlink is also nearby, ensuring excellent transport links for businesses.

Premises	Area (sq. ft.)	Area (sq. m.)
Warehouse	4,334	403
Office space	889	83



Click to view
floorplan

Highlights

- Five parking spaces
- Three-phase power
- Gas supply
- Up to 6'8m ceiling heights
- Loading area
- Roller shutter access

Lease: Available for assignment, expiring 31 December 2031, with an option to determine on 24 August 2027.

Rates payable: £37,947 per year.

Service charge: £5,771.70 per year.

Legal costs: Each party responsible for their own legal costs.

VAT: VAT applicable.

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Unit 6

Nelson Trade Park, Merton SW19 3BL

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