

TO LET

108 & 109

2,711 to 6,679 sq ft (251.86 to 620.50 sq m)

rainbow

INDUSTRIAL ESTATE

Raynes Park, London **SW20 0FT**

Industrial/warehouse units on an established business park a short distance from the A3 and 2 minutes walk from Raynes Park railway station



CLOSE TO
RAYNES PARK
RAILWAY STATION



ATTRACTIVE
MODERN
UNITS



3.5M x 4M ELECTRIC
UP-AND-OVER
LOADING DOORS



GOOD
EAVES HEIGHT
OF 6.88M



LED
LIGHTING



THREE
PHASE
POWER



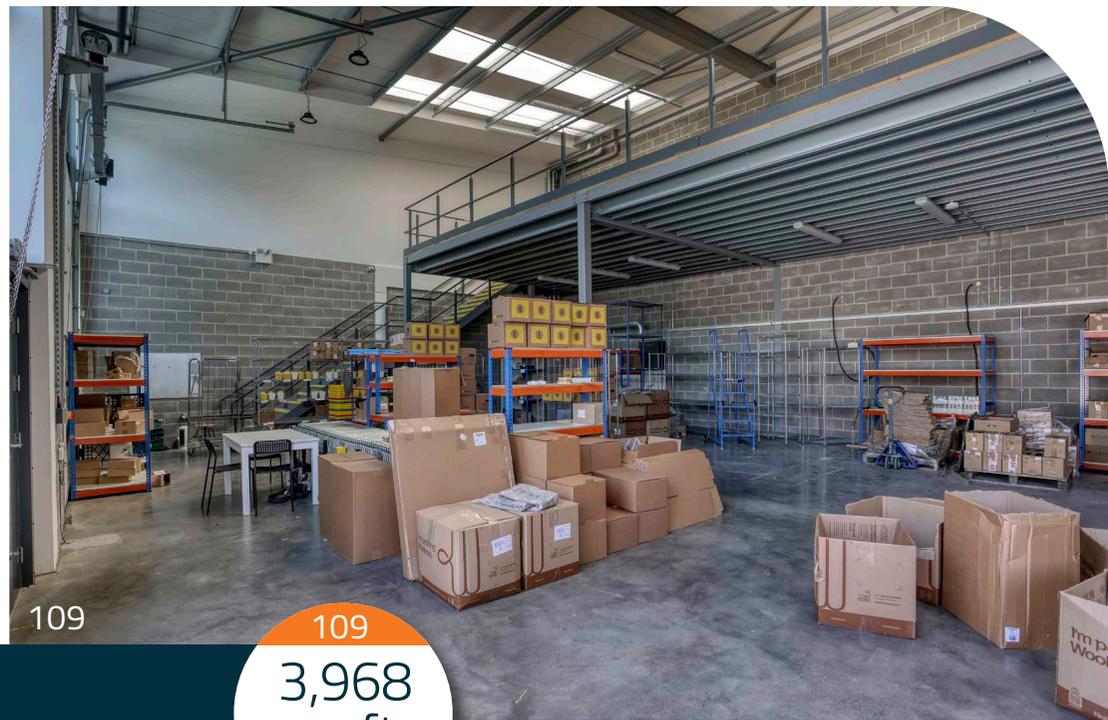
KITCHEN
POINT



ON-SITE
PARKING

24/7
ACCESS

NO
HOURS-OF-USE
RESTRICTIONS



108

DESCRIPTION

The units are part of a terrace of units constructed in 2020 with level access roller shutter doors, minimum clear eaves height of 6.88m, three phase power, mezzanine floors and ample car parking.

109
3,968 sq ft
368.64 sq m



108
2,711 sq ft
251.86 sq m



109

TERMS

The units are available on a new lease direct from the Landlord on terms to be agreed.

LEGAL FEES

Each party to bear their own costs.

EPC

EPC Rating: **B**.

VIEWING & FURTHER INFORMATION

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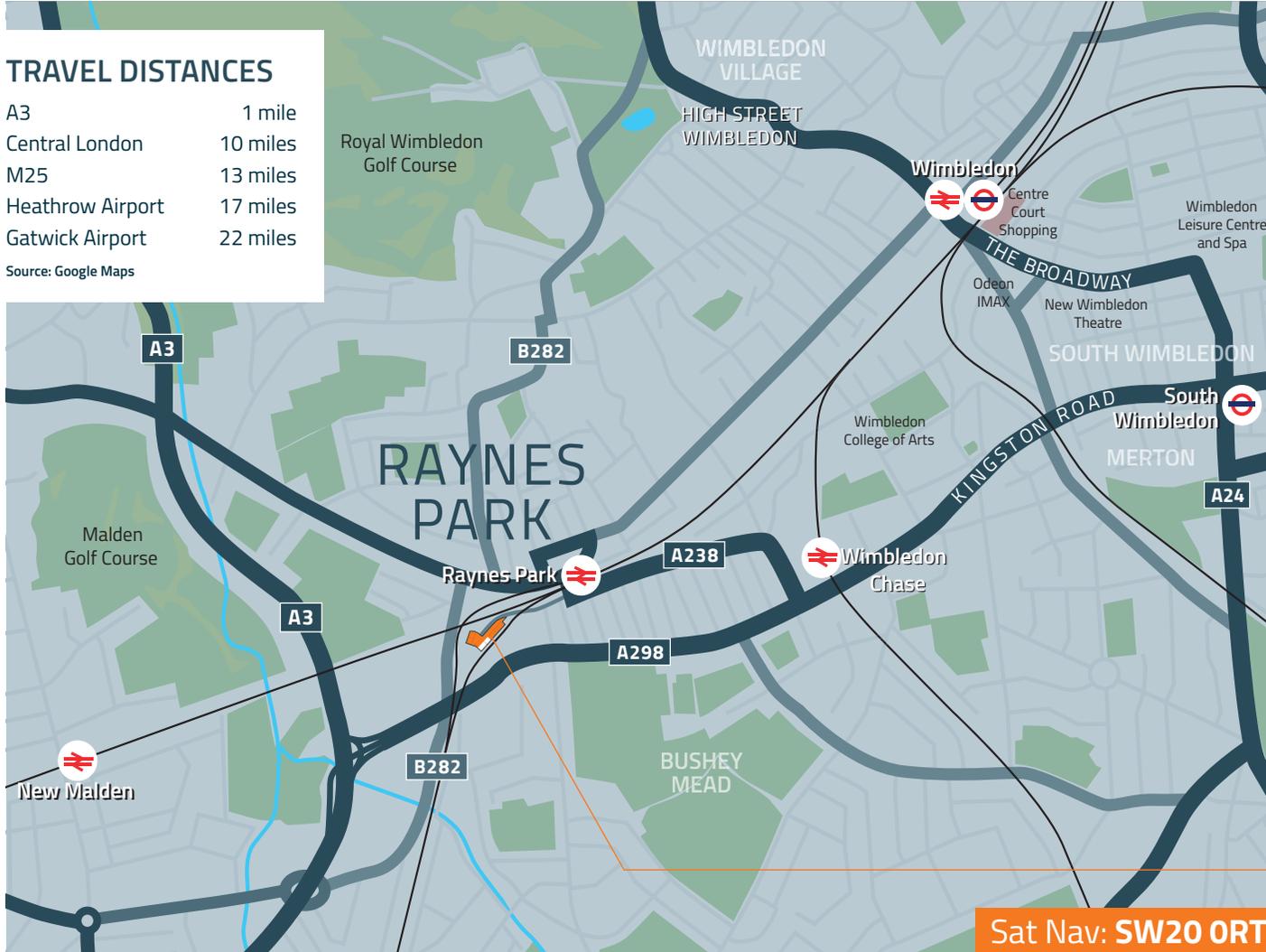
Ryan

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TRAVEL DISTANCES

A3	1 mile
Central London	10 miles
M25	13 miles
Heathrow Airport	17 miles
Gatwick Airport	22 miles

Source: Google Maps



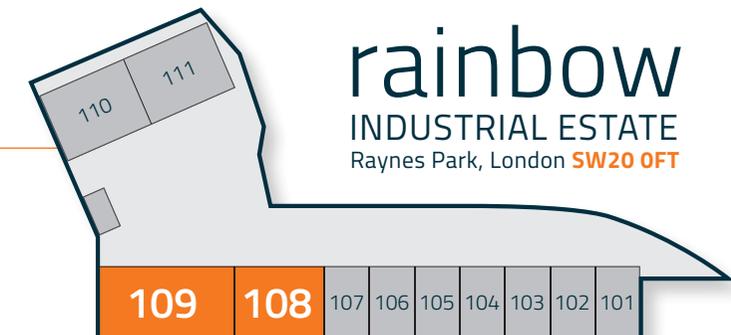
Sat Nav: SW20 0RT



LOCATION

The site is in a prime South-West London location within the borough of Merton, immediately adjacent to Raynes Park railway station. The site is bounded by the railway on three sides and can be accessed via Station Approach. There are two separate access roads to the Estate.

Raynes Park is an affluent commuter suburb of London, providing fast train access to Central London, with regular trains to Waterloo (21 minutes) and the wider South-East railway network. The location benefits from strong demographics and excellent connectivity to the A3, A298 and M25 motorway, which provides direct access to the National Motorway Network, Central London and the wider South-East.



Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. May 2025.