

ZENNOR TRADE PARK

BALHAM,
SW12 0PS

TO LET
1,037 SQ FT (96.38 SQ M)



0207 344 6730

colliers.com/uk/industrial

Georgia Pirbhai

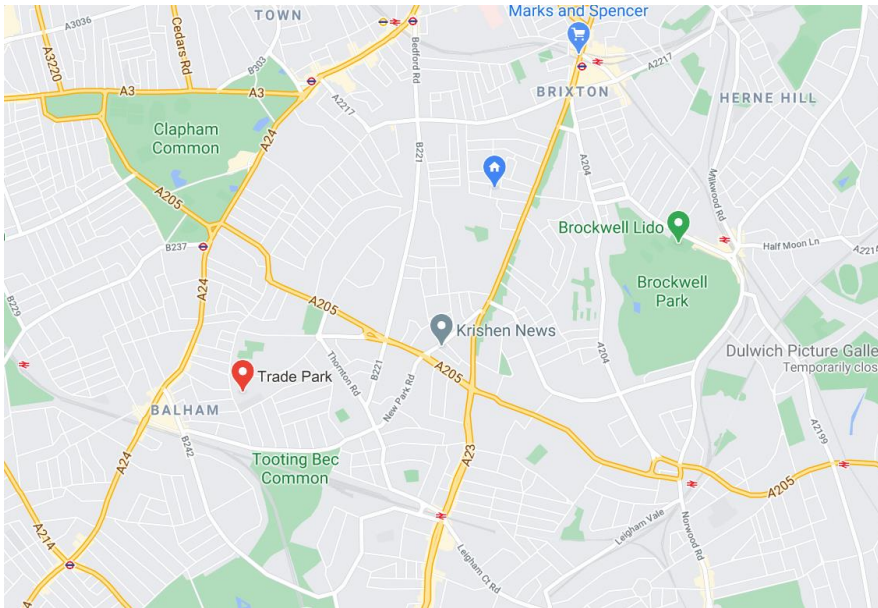
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LOCATION

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

DESCRIPTION

Unit 19A forms part of a terrace of industrial units within the established Zennor Trade Park in Balham.

SPECIFICATION

- Roller shutter door
- 24 hour access
- Water supply/ Gas supply
- 3 phase power supply
- Natural light
- Fully refurbished

LEASE TERMS

The premises are available by way of a sublease for a term up to 5 years.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

CAR PARKING

On site parking

ACCOMMODATION

UNIT	GROUND FLOOR	TOTAL	EPC
UNIT 19A	1,037 sq ft (96.38 sq m)	1,037 sq ft (96.38 sq m)	C 57



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