



**73 LYDDEN GROVE
EARLSFIELD, LONDON SW18 4LY**

Guide Rent £25,000 - £60,000 per annum



CHRISTOPHER ST. JAMES
Established 1976

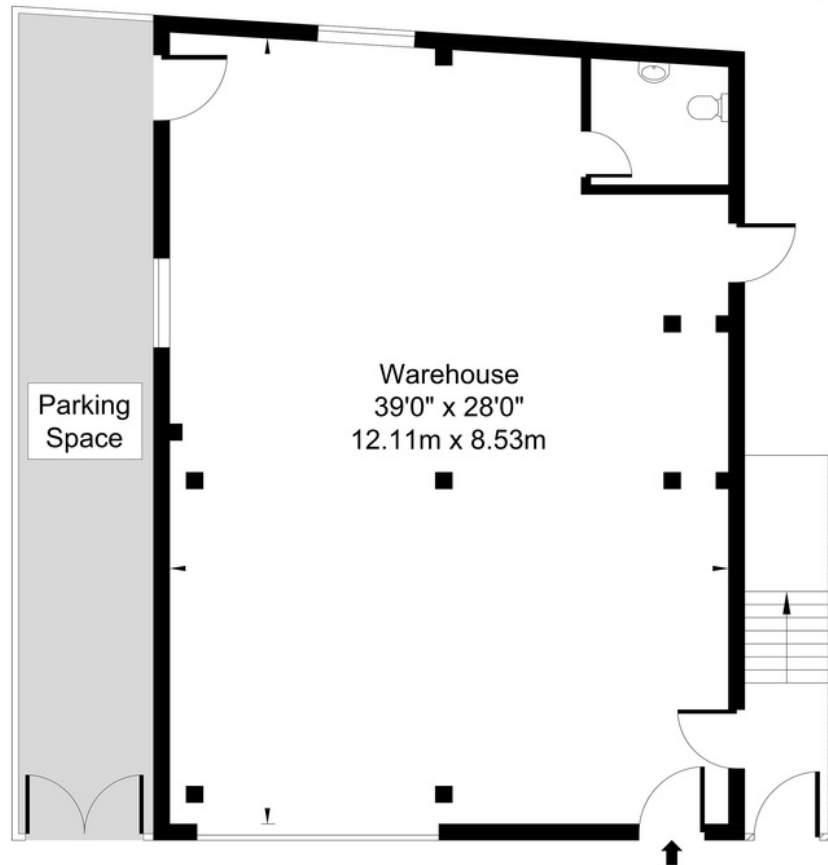
Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

commercial@csj.eu.com

Lydden Grove, Earlsfield, SW18 4LY
Approx. Gross Internal Area 1087.47 Sq Ft - 101.03 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

www.interdesignphotography.com

This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022

DESCRIPTION

Ground and first floor industrial / office space currently two separate units with a single shared access available as one or split

LOCATION

The centre is located on Lydden Road, which is just off Garrett Lane between Wandsworth town centre and Earlsfield with good access to all local amenities.

The Business Centre has great access to public transport with Earlsfield main line station just 5 minutes walk away which is in turn 3 stops from London Waterloo and 1 stop from Wimbledon. It is also a 15 minute walk from Wandsworth town centre and there is a regular bus route that serves the area.

Transport Links: Train Station – 0.34 miles to Earlsfield main line Train Station, 1.01 Miles – Wandsworth Town Train Station. Tube – 0.6 miles – Southfield, 0.9 Miles – Wimbledon Park. Airport – 11.1 miles – London Heathrow Airport, 11.3 Miles – London City Airport.

ACCOMMODATION

Ground floor 73 Lydden Grove - 1,087.47 Sq Ft (101.03 Sq m)

First Floor 73 Lydden Grove - 1,235 Sq ft (114.74 Sq m)

Total - 2,322 Sq ft

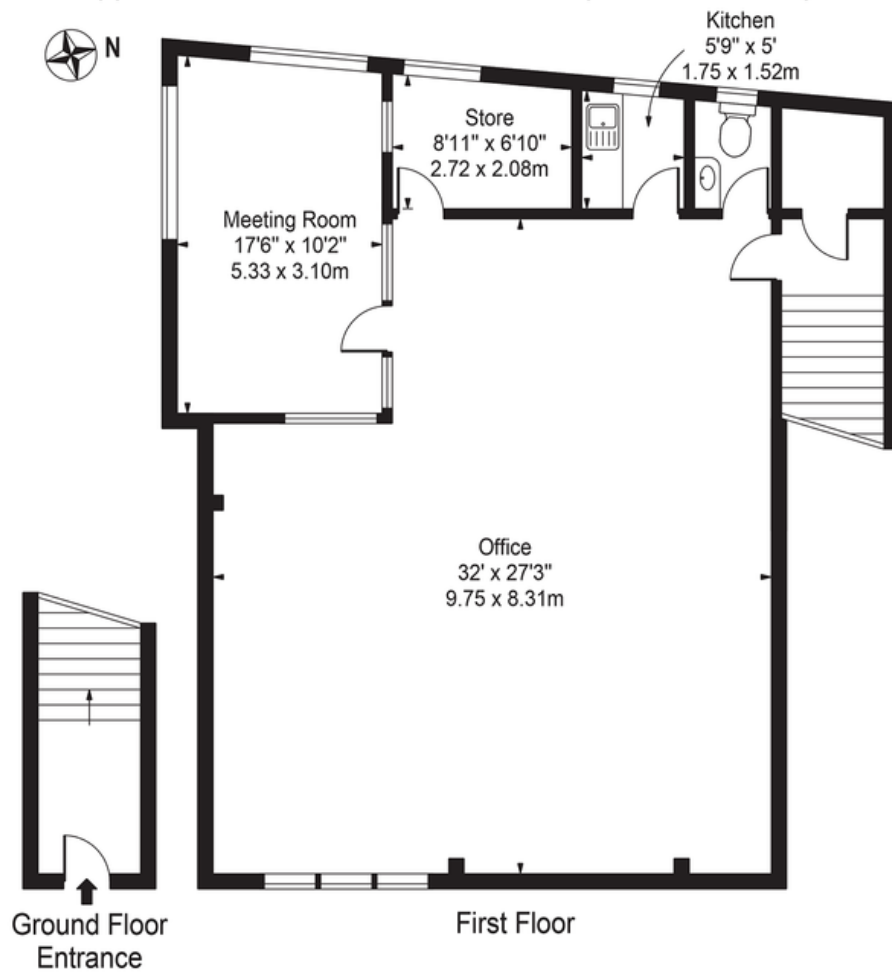
PLANNING

We understand the use of the property is E

Interested parties should rely on their own enquiries which should be made to the planning department at Wandsworth Council

Lydden Grove, Earlsfield, SW18 4LY

Approx. Gross Internal Area 1235 Sq Ft - 114.74 Sq M



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TERMS

We are instructed as sole agents to seek offers for the whole or part

Guide Rent from £25,000 p/a for a new lease with terms to be agreed by negotiation

VIEWING

Contact

Christopher St James 020 8296 1273

THE SMALL PRINT

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