



**UNIT 1, 16 RIVERSIDE BUSINESS PARK LYON  
ROAD, SOUTH WIMBLEDON, LONDON,  
CW15 7DJ  
£365,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**[www.csj.eu.com](http://www.csj.eu.com)**  
**[info@csj.eu.com](mailto:info@csj.eu.com)**

Enviro Flame,  
Lyon Road, Business Centre, SW19 2RL  
Approx. Total Internal Area 2392 Sq Ft - 222.22 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 2321 Sq Ft - 215.63 Sq M  
(Excluding Restricted Height Area)



Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice (2016).

## Location

Located in a sought-after industrial estate in close proximity to Colliers Wood and South Wimbledon Underground Stations (Northern Line) in the London Borough of Merton. The A24 is within a mile, offering a direct route to central London to the north and junction 9 of the M25 to the south. The A3 is within 3 miles drive.

## Description

Owner occupier / Investor opportunity

Mid terrace warehouse / office / light industrial unit available to buy with vacant possession

The ground floor is currently set up as show room space with 2 x W/C, the first floor mezzanine level provides office space with separate kitchen room.

Parking is situated to the front for 2 - 3 cars

## Services

Not checked

## Terms

Guide Price £365,000 Freehold

## VIEWINGS

Viewings available daily

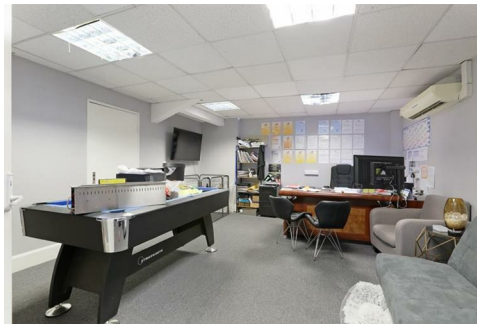
Please contact our residential team on 020 8296 1273 alternatively by email

[info@csj.eu.com](mailto:info@csj.eu.com)

## THE SMALL PRINT

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