



**UNIT 1, 16 RIVERSIDE BUSINESS PARK LYON
ROAD, LONDON, SW19 2RL**

£365,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

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

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

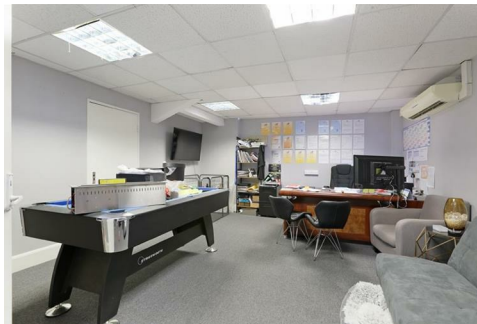
VIEWINGS

Viewings available daily
Please contact our residential team on 020 8296 1273 alternatively by email info@csj.eu.com

THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



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