



**REAR OF 7 WALPOLE ROAD, COLLIERS
WOOD, LONDON, SW19 2BZ**

Guide Rent £22,000 pa



CHRISTOPHER ST. JAMES
Established 1976

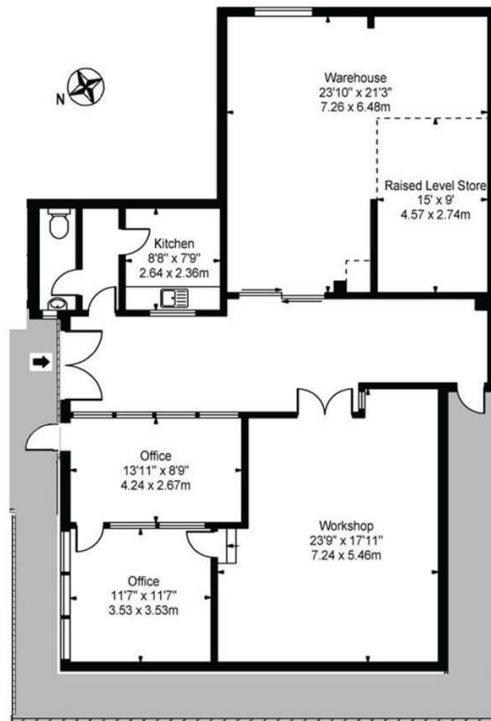
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com

Walpole Road,
Colliers Wood, SW19 2BZ
Approx. Gross Internal Area 1602 Sq Ft - 148.83 Sq M
Plan is for guide only - not to scale



Full Description

Industrial unit featuring additional secure lock-up storage and a hard-standing yard.
Approximate GIA 1,600 sqft

Access to the property is provided via a shared carriageway beneath the building, used by the two adjoining residential units, leading into the yard. The initial section of the yard is also shared, with the remainder offering private use exclusively for this unit.

Location

The property is located on Walpole Road which can be found just off the A24 Colliers Wood High Street just a short walk from Colliers Wood underground station on the Northern Line. The centre of Wimbledon is within 10 minutes and the A3 (m) is easily accessible offering routes out of London

Terms

New 5 or 10 year full repairing and insuring lease
Guide rent: £22,000 pa

Tenant incentives offered

Viewing

Contact sole agents Christopher St James 020 8545 0591



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street
Colliers Wood
London
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