



**25 LYDDEN ROAD**

**EARLSFIELD, SW18 4LT**

**WAREHOUSE UNIT FOR SALE**

**4,068 SQ FT (378 SQ M)**



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**EARLSFIELD, SW18 4LT**

**LEWIS**  
**&CO**

## DESCRIPTION

The available property is mid terrace and is constructed with brick walls and a metal truss frame roof with a solid concrete floor. There are 5 off street parking spaces to the front of the property plus loading door space.

On the ground floor there is a main office room, separate kitchenette, WC's and warehouse space.

Video Tour:  
<https://vimeo.com/926351097/09ce14185b?share=copy>

## LOCATION

The property is located within Earlsfield, an affluent area in the South-West London borough of Wandsworth which forms one of the Inner London Boroughs. Wandsworth is located within Zones 2 & 3 and the property's Inner London location provides excellent connectivity to and from Central London, Greater London and the surrounding area.

Located just a short walk from the property are both Southfields Underground Tube Station and Earlsfield train station. By road, there is immediate and quick access to the South Circular road to the north and the M25 motorway (junction 10) to the south.

**MISREPRESENTATION ACT-** The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2024.

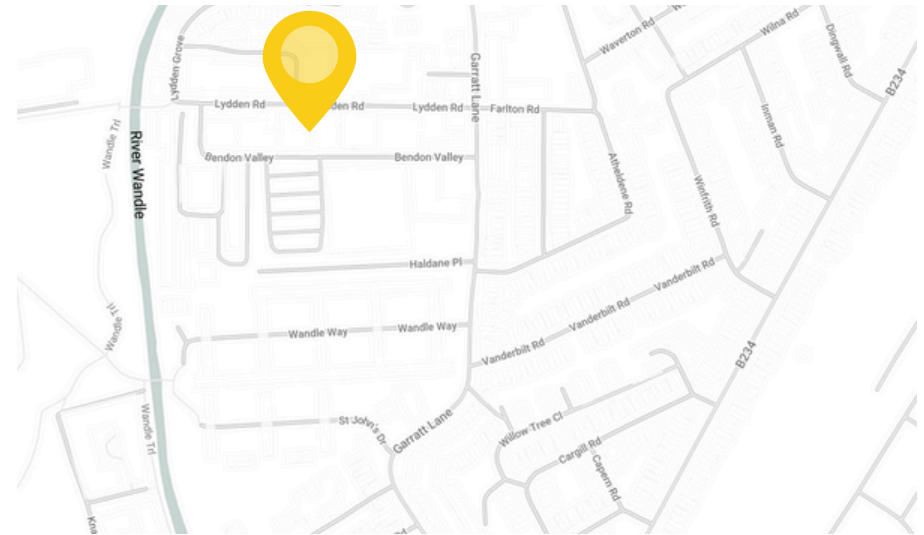


## SPECIFICATION

- Good eaves height
- Loading
- Car parking
- Office space

## FLOOR AREAS

Ground	3,220	299.17
First	848	78.84
<b>Total</b>	<b>4,068 sq ft</b>	<b>378 sq m</b>



## TERMS

Freehold for sale.

## SALE PRICE

On application.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

N/A.

## EPC

Available on application.

## VIEWING

Strictly by appointment through the sole agents.

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