



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR LEASE
1891 WHARNCLIFFE ROAD SOUTH
London, ON



OFFICE, INDUSTRIAL AND VACANT LAND AVAILABLE

AVAILABLE SPACE
OVER 14,000 SF

SITE AREA
UP TO 10 ACRES

ZONING
RSC1/RSC5

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ABOUT THE PROPERTY

Exceptional South London property offering strong exposure and convenient highway access. The site provides three distinct opportunities—office space, industrial space, and land—available together or separately, with the option to demise areas to accommodate specific tenant requirements.

- **Zoning:** RSC1/RSC5
- **Parking:** Ample spaces available on-site

OPTION	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
OFFICE	2,000 SF	\$12.00 PSF Net	\$3.50 PSF (Est.)*	<ul style="list-style-type: none">Two-storey office conversion offering a functional mix of private offices and meeting roomsAsking rent: \$2,583.33 per month, plus HST and utilitiesAdditional rent inclusive of property taxes and insuranceThe tenant is to maintain the propertyTwo-car garageOutdoor storage can be made available if required
INDUSTRIAL & LAND	14,339 SF	\$12.00 PSF Net	\$3.50 PSF (Est.)*	<ul style="list-style-type: none">Over 14,000 SF of outbuildings situated on 10 acres of landThe site includes office buildings, shop space, and expansive outdoor storage areas, making it ideal for contracting, wholesale, building supply, storage, service and repair, or equipment rental usesAdditional rent inclusive of property taxes and insuranceThe tenant is to maintain the propertyGrade Level Doors: 2
LAND	10 Acres	\$3,000 per acre per month	N/A	<ul style="list-style-type: none">Up to 10 acres of industrial land, suitable for a wide range of uses, including contracting, wholesale, building supply, storage, service and repair, or equipment rental operationsOffice and shop space can also be made available if requiredThe property may be leased in full or subdivided to meet tenant requirements

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