



BUSINESS UNIT TO LET

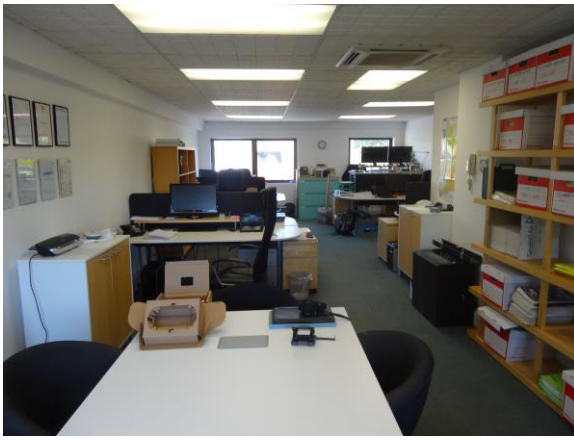
UNIT 2 RUFUS BUSINESS CENTRE

RAVENSBURY TERRACE

LONDON, SW18 4RL



1,283 SQ. FT. (119.20 SQ. M.)



LOCATION

The property is situated in Rufus Business Centre, off Ravensbury Terrace, and approximately 1.5 miles south of Wandsworth town centre.

Earlsfield (BR) station is a short distance away, which provides services into Waterloo in approximately 12 minutes. The property is well placed within local road networks and provides easy access into Central London and to the A3.

DESCRIPTION

A 2-storey mid-terrace industrial business unit constructed in the early 1990's. The ground floor consists of warehouse and storage space with open plan office accommodation to the first floor. There are 3 car parking spaces.

AMENITIES

- Warehouse/storage to ground floor
- Open plan first floor office
- Air conditioning
- 3 phase power supply
- 3 car parking spaces
- Well located to service Central London and Surrey

TENURE

A new effective full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

Ground Floor:	644 sq. ft.	(59.86 sq. m.)
First Floor	639 sq. ft.	(59.34 sq. m.)
Total:	1,283 sq. ft.	(119.20 sq. m.)

RENT

£23,000 per annum exclusive.

SERVICE CHARGE

£3 per square foot. The service charge covers the liabilities of estate maintenance and external repairs to the building. The landlord is responsible for external repairs and the air conditioning unit.

VAT

VAT is applicable to all charges.

EPC

D 99. A copy is available on request.

RATES

Rateable value: £16,000.

Interested parties are advised to contact Merton Council in order to ascertain the rates payable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Nick Vaile / James Rutter

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