

CLASS E SPACE TO LET

2nd Floor Alexander House
155-159 Merton Road
Wandsworth
SW18 5EQ

1,108 sq. ft.
(102.98 sq. m.)



Ideal for indoor leisure uses. 1 parking space included.

LOCATION PLAN



LOCATION

The property is located on the busy Merton Road (A218), linking Southfields with Wandsworth. Southfields underground station (District line) is just over ½ mile to the south whilst Wandsworth town centre is ½ mile to the north with its wide range of retail and leisure facilities.

The property is situated adjacent to the junction of Merton Road and Lion Gate Mews and has several bus routes passing nearby.

DESCRIPTION

The subject property comprises a self-contained open plan area to the second (top) floor, comprising good quality space with fantastic nature light.

The second floor comprises laminate flooring with double glazed windows to front and rear elevations. Lighting is a mixture of spotlights and inset downlighters.

The building benefits from a passenger lift and shared WCs to each floor.

AMENITIES

- Self-contained 2nd floor
- Lift to all floors
- Ideal for indoor leisure uses
- Conveniently located
- 1 parking space included

FLOOR AREA

Second: 1,108 sq. ft. (102.98 sq. m.)

LEASE

New lease available on terms to be agreed.

VAT

The property is not elected for VAT.

SERVIC CHARGE

The service charge for the current financial year is £295 per month for this floor. Communal utilities are covered within the service charge.

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2nd Floor Alexander House
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Rent: £27,500 per annum exclusive

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

EPC

Band B (26). Expires 24 October 2032.

RATES

2023 List Rateable Value: £16,750

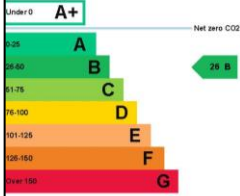
UBR 2024/25 – 0.499p in the £

Source: VOA website.

Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable.

LEGAL COSTS

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

Energy performance certificate (EPC)		
Second Floor Alexander House 155 Merton Road LONDON SW18 5EQ	Energy rating B	Valid until: 24 October 2032
		Certificate number: 7193-6755-1708-5282-6565
Property type	General Assembly and Leisure, Night Clubs, and Theatres	
Total floor area	105 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		
How this property compares to others		
Properties similar to this one could have ratings:		
if newly built	9 A	
if typical of the existing stock	36 B	



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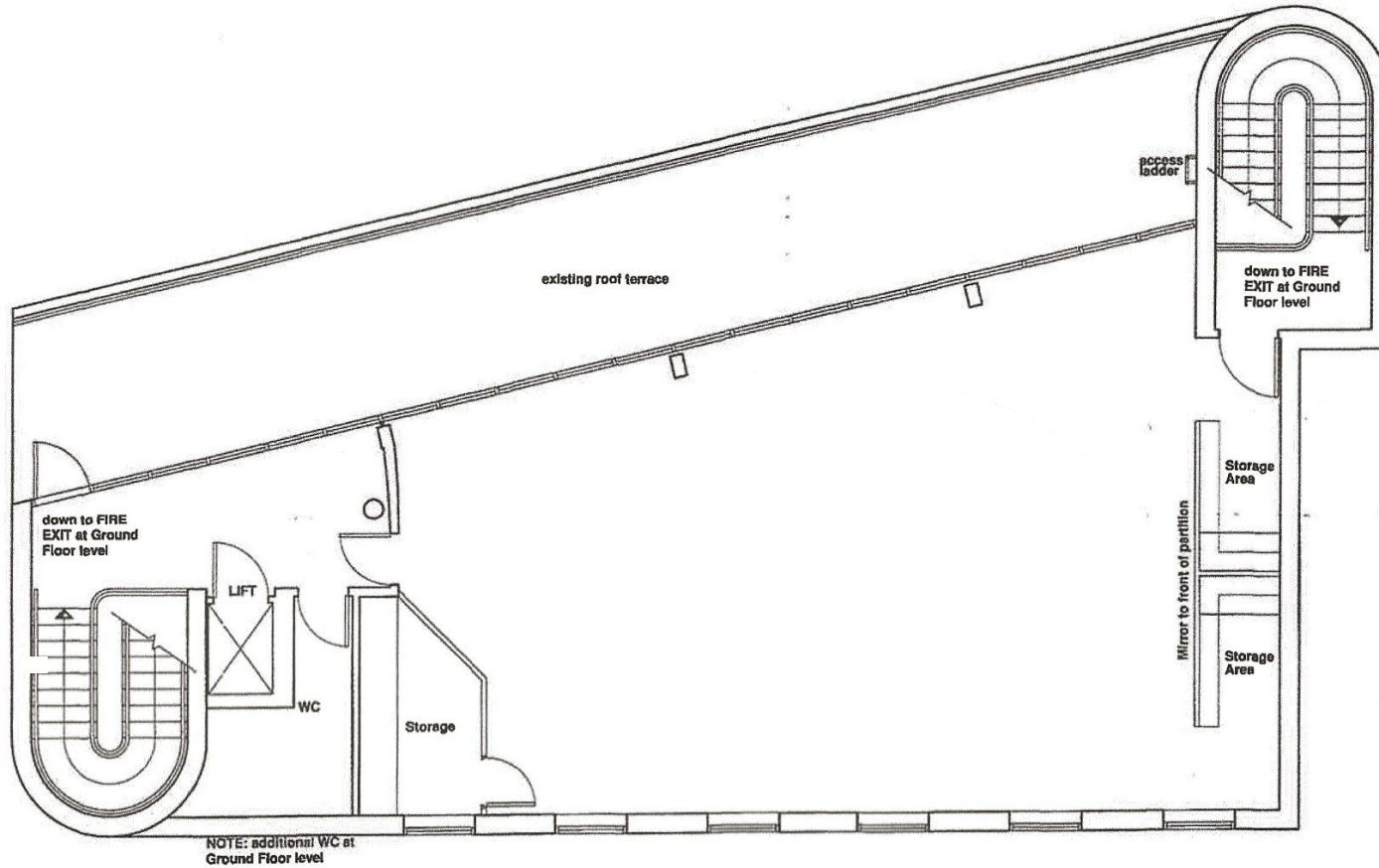
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FLOOR PLAN



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