

WAREHOUSE UNIT TO LET

Unit 5, 55-59 Weir Road
Durnsford Road Industrial Estate
Wimbledon
SW19 8UG

1,844 sq. ft.
(171.34 sq. m.)
plus mezzanine





LOCATION

The property is located on the long established Durnsford Road Industrial Estate, just off Durnsford Road (A218) and close to Garratt Lane (A217). Wimbledon Town Centre is approximately one mile to the south.

Haydons Road mainline railway station and Wimbledon Park Underground Station (District line) are in close proximity, as is Earlsfield mainline railway station.

DESCRIPTION

The property comprises a mid-terraced warehouse/industrial unit of brick clad and profiled metal sheet elevations around a steel framed structure under a mono pitched roof, together with a manual concertina loading door to the front.

The ground floor comprises warehouse space with offices, WCs, kitchen and stores to the rear. Stairs up to the mezzanine level consist of offices, WC with shower, further kitchen. There is no space heating to the warehouse, but a gas fired system to radiators to the rear rooms.

AMENITIES

- Mezzanine floor of 866 sq. ft. (80.49 sq. m.)
- 5 allocated parking spaces directly outside.
- Eaves height of 5.422m at the start of the mezzanine.
- 3 phase supply.

LEASE

New lease available on terms to be agreed.

ACCOMMODATION

Ground (GIA)	1,844 sq. ft. (171.34 sq. m.)
Mezzanine (GIA)	866 sq. ft. (80.49 sq. m.)
TOTAL	2,711 sq. ft. (251.82 sq. m.)

USE

B2 / B8. Suitable for a variety of uses.

VAT

The property is not elected for VAT.

EPC

TBA.

LEGAL COSTS

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

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Rent: £32,000 per annum exclusive

Strictly by appointment via Sole 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:

- VAT may be applicable.
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- 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

RATES

2023 List Rateable Value: £22,000

UBR 2024/2025 - £0.499p in the £

Source: VOA website.

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

LOCATION PLAN



EPC

TO BE PROVIDED

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