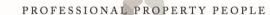




UNIT WITH 5 PARKING SPACES & SHARED YARD











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.

WAREHOUSE UNIT TO LET

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

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.
- 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
- i) 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;
- 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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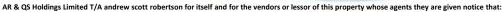
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