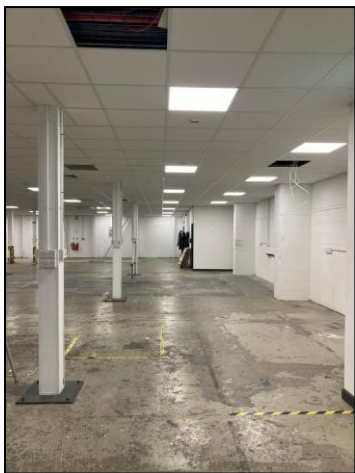


# WAREHOUSE UNIT FOR SALE

Unit B, Gresham Way Industrial Estate  
Durnsford Road  
Wimbledon  
SW19 8ED

13,980 sq. ft.  
(1,298.75 sq. m.)





## LOCATION

The property is situated on the Gresham Way Industrial Estate, off Durnsford Road, a short walk from Wimbledon Park Underground station (District Line). Wimbledon town centre with its Train station and range of shopping and leisure facilities is just over 1 mile to the south-west. Plough Lane, with its Retail Park and AFC Wimbledon Stadium is approximately ¾ of a mile to the south-east.

## DESCRIPTION

The unit is of steel portal frame construction, profiled sheet and brick clad under a dual pitched profile sheet clad roof with roof lights. The original warehouse building has an eaves height of circa 6.870m, with internal height to the ridge of approximately 7.735m. The clear headroom in the warehouse area is now 2.76 m following the installation of a mezzanine floor and suspended ceilings throughout.

## AMENITIES

- Eaves height of 6.87m
- Ridge height of 7.74m
- 10 allocated parking spaces directly outside.
- 2 Electric roller shutters.
- 3 phase supply.
- WCs to both floors.
- 2 EV charging points
- Lift

## TENURE

Freehold with full vacant possession on completion.

## ACCOMMODATION

Ground (GIA)	6,993 sq. ft. ( 649.68 sq. m.)
First (GIA)	6,987 sq. ft. ( 649.07 sq. m.)
<b>TOTAL</b>	<b>13,980 sq. ft. (1,298.75 sq. m.)</b>

## USE

Class E (commercial, business and service uses) or B8. Suitable for a variety of uses.

## VAT

The property is elected for VAT.

## EPC

Band D (80). Expires 6 March 2029.

## LEGAL COSTS

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

# WAREHOUSE UNIT FOR SALE

Unit B, Gresham Way Industrial Estate  
Durnsford Road  
Wimbledon  
SW19 8ED

**Price: £2,800,000**

Strictly by appointment via Joint Sole Agents:

**Andrew Scott Robertson**  
**Stewart Rolfe / Robin Catlin**  
**020 8971 4999**

**JLL**  
**Tessa English**  
**07710 059767**

[commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

[tessa.english@jll.com](mailto:tessa.english@jll.com)



**andrew scott  
robertson  
commercial**

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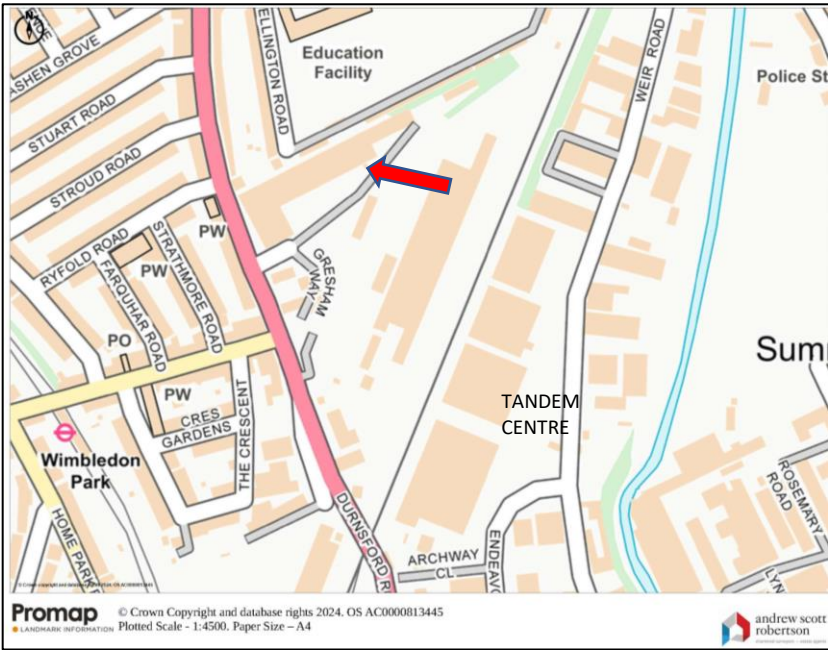
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- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions 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: £104,000  
UBR 2025/2026 - £0.575p in the £  
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable. Transitional relief may be available.



# EPC

Energy performance certificate (EPC)

Unit B  
Gresham Way Industrial Estate  
Gresham Way  
LONDON  
SW19 8ED

Energy rating  
**D**

Valid until: 6 March 2029  
Certificate number: 9227-3087-0016-0400-6605

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

748 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 D.

Under 0A+0-25AB26-50BC51-75C76-100D76-100D80-100D101-125E126-150FOver 150G

Net zero CO2

80 D

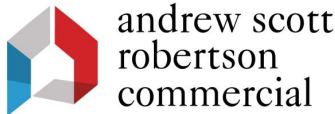
Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

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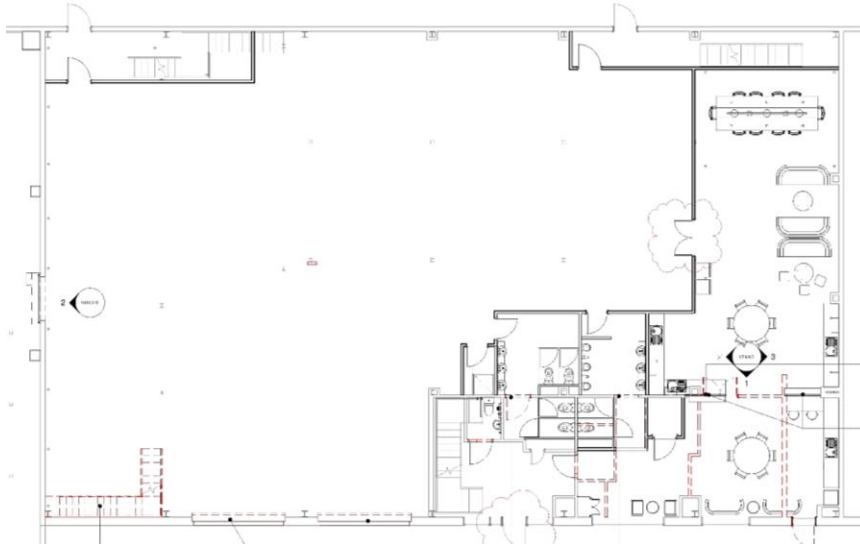
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## GROUND FLOOR



## FIRST FLOOR



## WAREHOUSE UNIT FOR SALE

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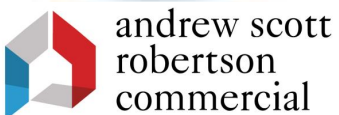


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