

# WAREHOUSE / INDUSTRIAL FACILITY TO LET

52-56 Weir Road  
Durnsford Road Industrial Estate  
Wimbledon, SW19 8UG

25,562 sq. ft (2,374.77 sq. m.)





## LOCATION

The property is located on Weir Road, part of the well 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 2 detached industrial units of profiled metal sheet elevations around a steel frame under butterfly pitched roofs with central valley gutters.

Each unit is served by full height roller shutter loading doors. The site was previously used for vehicle service and repair.

## AMENITIES

- Front Unit Eaves Height - 5.995 m/ Valley Height – 4.623 m  
Rear Unit Eaves Height – 6.188 m/ Valley Height – 5.037 m
- 31 Car Parking Spaces and yard area
- Site Reception offices

## LEASE

New lease available on terms to be agreed.

## ACCOMMODATION

**Front Unit** Ground and First Floor  
10,551 sq. ft. (980.24 sq. m.) **GIA**

**Rear Unit**  
Ground and First Floor  
15,011 sq. ft. (1,394.54 sq. m.) **GIA**

**TOTAL 25,562 sq. ft. (2,374.77 sq. m.)**

## USE

B2 / Class E .  
Suitable for a variety of industrial/ storage uses.

## VAT

The property is not elected for VAT.

## EPC

Front Unit (52-54)	C73
(expires 29/09/2033)	
Rear Unit (56)	B30
(expires 26/09/2033)	

## WAREHOUSE/ INDUSTRIAL UNITS

52-56 Weir Road  
Durnsford Road Industrial Estate  
Wimbledon  
SW19 8UG

**Rent: £300,000 per annum exclusive**

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

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



## BUSINESS RATES

Rateable Value: £280,000 (2023 List)

UBR 2025/26 - £0.546p in the £

Source: VOA website.

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

## EPC's

### Front Unit (52-54)

Energy performance certificate (EPC)			
52-54 Weir Road LONDON SW19 8UG	Energy rating	Valid until:	29 September 2033
	<b>C</b>	Certificate number:	7322-3451-1140-9281-6197

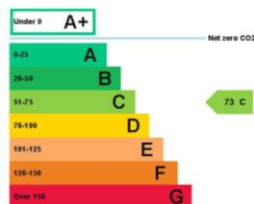
Property type	Offices and Workshop Businesses
Total floor area	958 square metres

#### 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 C.



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.

### Rear Unit (56)

Energy performance certificate (EPC)			
56 Weir Road LONDON SW19 8UG	Energy rating	Valid until:	28 September 2033
	<b>B</b>	Certificate number:	8882-3753-7102-0320-6217

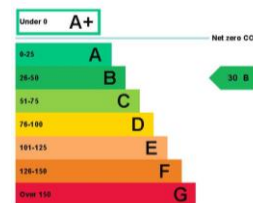
Property type	Offices and Workshop Businesses
Total floor area	1,214 square metres

#### 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.

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## SITE PLAN – not to scale



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Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

January 2026

Front Yard



Rear Yard



Location Plan



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