

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.)



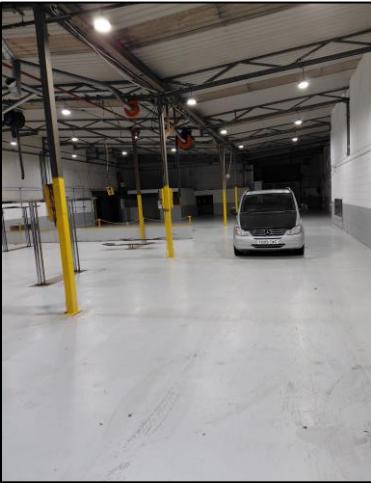
 andrew scott
robertson
commercial

Former Vehicle Service and Repair Centre

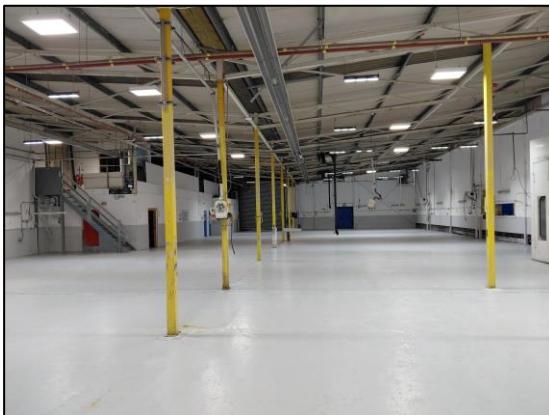


PROFESSIONAL PROPERTY PEOPLE



54-56 Weir Road



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)

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

WAREHOUSE/ INDUSTRIAL UNITS

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BUSINESS RATES

Rateable Value: £280,000 (2023 List)

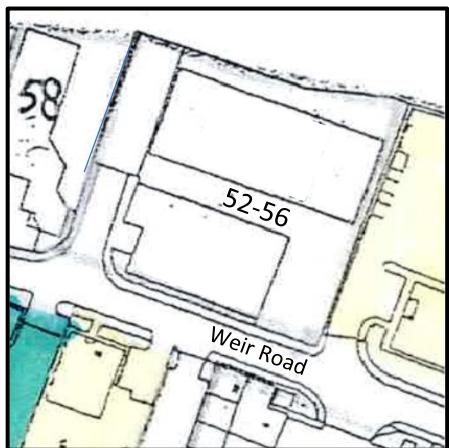
UBR 2025/26 - £0.546p in the £

Source: VOA website.

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

EPC's

SITE PLAN – not to scale



Front Unit (52-54)

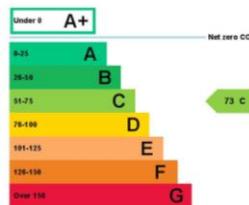
Energy performance certificate (EPC)			
52-54 Weir Road LONDON SW19 8UG	Energy rating C	Valid until: 29 September 2033	Certificate number: 7322-3451-1140-9281-6197
Property type Offices and Workshop Businesses	Total floor area 958 square metres		

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)

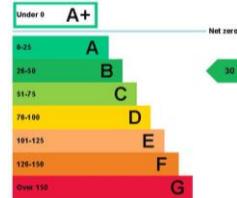
Energy performance certificate (EPC)			
56 Weir Road LONDON SW19 8UG	Energy rating B	Valid until: 26 September 2033	Certificate number: 8882-3753-7102-0320-5217
Property type Offices and Workshop Businesses	Total floor area 1,214 square metres		

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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:

- (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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

January 2026

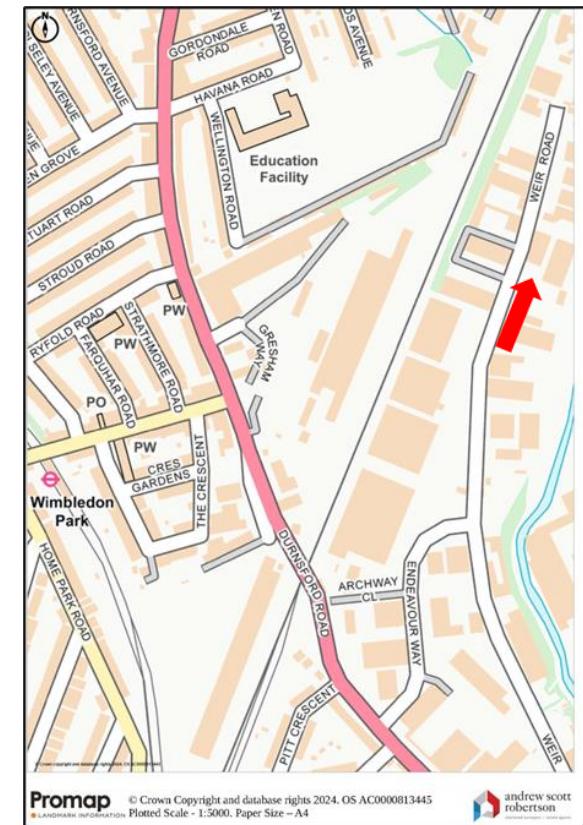
Front Yard



Rear Yard



Location Plan



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