

# TO LET - INDUSTRIAL



Unit 1 Saxon Business Centre, Windsor Avenue, Merton, London  
SW19 2RR

3,954 Sq Ft (367.33 Sq M)

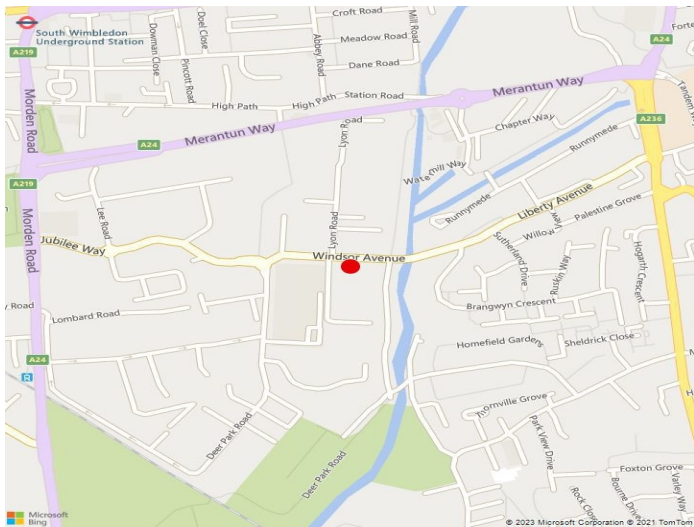
£75,000 per annum exclusive

**INDUSTRIAL UNIT TO LET**

- To be refurbished
- EXCELLENT LOCATION

## Location

The property is situated on the popular Lombard Trading Estate just off the A24 and the A298 (leading to the A3), South Wimbledon station is within a few minutes walk.



## Description

Warehouse with offices at first floor level.

About to be refurbished. At this stage an occupier's requirements could be incorporated.



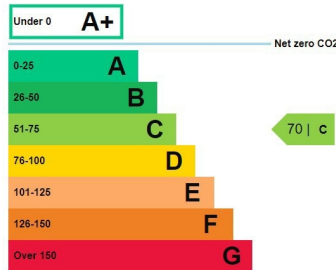
## Accommodation

Accommodation	sq ft	sq m
Ground Floor (full height)	1,275	118.45
Ground Floor (lower height)	1,379	128.11
First Floor Office	1,300	120.77
<b>Total Area</b>	<b>3,954</b>	<b>367.33</b>

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (70).

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Rent

£75,000 per annum exclusive

## Terms

Available on a new full repairing and insuring lease for a term to be agreed.

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £56,500

Rates Payable : £28,928 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

steve.keenan@vdbm.co.uk 01923 845226

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.