

020 3205 0200

eddisons.com

INDUSTRIAL / WAREHOUSE UNIT TO LET

Eddisons



**Unit 6 307-309 MERTON ROAD WANDSWORTH LONDON SW18 5JS**

**Rent: £25 per sq ft pax**

**Size: 12,775 sq ft (1,187 sq m)**

**Plus mezzanine**

- Modern Unit
- 17 Car spaces
- Loading bay
- Mezzanine installed.

## LOCATION

The premises are situated on an industrial estate with its entrance fronting Merton Road just to east of its junction with Replingham Road.

Southfields (District line) underground station is the closest underground station to the premises being within a 7 minute walk.

Road access is excellent with Merton Road giving access to the Wandsworth one-way system and the A3 and national motorway network via the M25. Central London is easily accessible via the Wandsworth one-way system.

## DESCRIPTION

Situated on this purpose-built warehouse / industrial estate. The estate provides good quality accommodation with on-site car parking. The estate is predominantly occupied by trade counter style operators such as Screwfix, Travis Perkins, Plumb Centre and BSS.

## SERVICES

5-metre-high roller shutter door.  
5.5 metre eaves height to the main warehouse.  
Up to 17 on-site parking.  
Large kitchen

Floor to ceiling ht beneath mezz approx. 2.4 metres.  
Floor to ceiling ht above mezz approx. 2.7 meters.

## ACCOMMODATION

We understand that the following approximate gross internal floor areas apply:

### UNIT 6 307-309 Merton Road

Ground floor approx.	8,985 sq ft
1 <sup>st</sup> floor approx.	3,590 sq ft
<b>Total approx.</b>	<b>12,775 sq ft</b>
<b>Covered loading bay</b>	390 sq ft
<b>Tenant mezzanine</b>	700 sq ft tbc

## PLANNING

B2/B8 use

## LEASE TERMS

A new lease for a period by arrangement.

## RENT

£25 per sq ft per annum exclusive(pax)

## SERVICE CHARGE AND INSURANCE

On application

## BUSINESS RATES

### Unit 6, 307-309 Merton Road SW18 7JS

Warehouse and premises to include 17 car spaces.  
Old Rateable Value £130,000.

The new assessment from April 2023 is not available on the VOA website.

All interested parties must verify the business rates directly with the local authority LB Wandsworth

## VAT

VAT will be charged in addition.

## TIMING

The current lease expires in November 2023.

Earlier possession may be available by agreement.

## LEGAL COSTS

Each party pays own legal costs.

## EPC

D expired. A new assessment is in process.

## ADDITIONAL INFORMATION

Please see below for more information and floor plans

## VIEWING

Further information and inspections are available via the landlords' joint sole agents:

Nick Hardy

Hollis Hockley (07732 473 357)

or

**Eddisons (020) 3205 0200**

**Mark Belsham (07973) 372698**

For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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