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

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

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

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 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 st floor approx.	3,590 sq ft

Total approx.

12,775 sq ft

Covered loading bay Tenant mezzanine 390 sq ft 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 possesion may be available by agreement.

LEGAL COSTS

Each party pays own legal costs.

EPC

D expired. A new assesment is in process.

ADDITIONAL INFORMATION

Please see below for more inforamtion 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

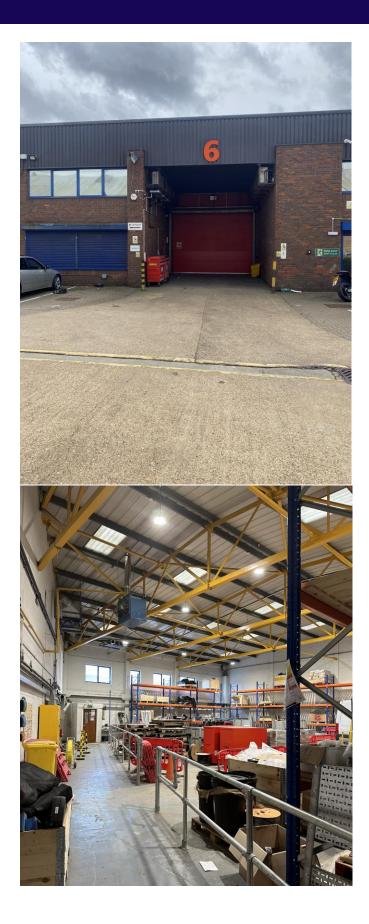
Mark Belsham (07973) 372698

For more information, visit eddisons.com 020 3205 0200



Important Information

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