

# CLASS E SPACE TO LET

1<sup>ST</sup> & 2<sup>ND</sup> Floors

The Old Coppermill

Coppermill Lane

Wimbledon

SW17 0BN

1,557 - 3,472 sq. ft.

(144.67 - 322.62 sq. m.)



Quality flexible space in character building off Plough Lane with 14 car spaces.  
Close to AFC Wimbledon Stadium. Suitable for all Class E uses.



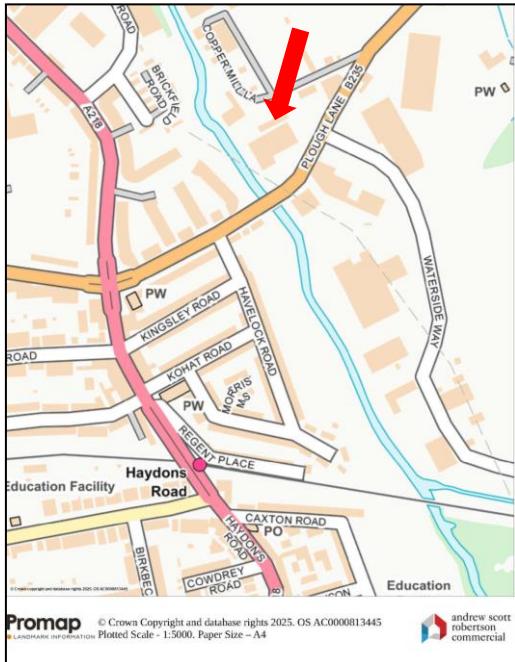
andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE



## LOCATION PLAN



## LOCATION

The property is located adjacent to AFC Wimbledon Stadium. Coppermill Lane is off Plough Lane (B235), which runs between Garratt Lane (A217) and Haydons Road (A218). The A23, A3 and A24 are within close proximity, providing easy access to the wider motorway network. Wimbledon and Wimbledon Park (District Line) and Tooting Bec (Northern Line) are all within 1½ mile, whilst Haydons Road (ThamesLink) station is within ½ mile.

## DESCRIPTION

The subject property comprises 1<sup>st</sup> & 2<sup>nd</sup> floor open plan offices space within a three-storey character building, being an attractive former Mill, which has been converted to good quality offices.

Ideal for a variety of Class E uses including indoor recreation, medical or creative workshops.

## AMENITIES

- Double Glazing
- Kitchen
- High Ceilings
- 14 Car Parking spaces
- Period Features
- Security Alarm and CCTV

Strictly by appointment via Sole Letting Agents:  
**Andrew Scott Robertson Commercial**  
Contact: Stewart Rolfe  
Tel: 020 8971 4999  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## ACCOMMODATION

First Floor NIA:	1,557 sq. ft. (144.67 sq. m.)
Second Floor NIA:	1,915 sq. ft. (177.95 sq. m.)
Total NIA Floor Area	3,472 sq. ft. (322.62 sq. m.)

## LEASE

A new lease is available on terms to be agreed. Available either floor by floor or as a single let.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## EPC

Band D (86). Expires 11<sup>th</sup> February 2033.

## VAT

The property is elected for VAT.

## RATES

2023 List Rateable Value: £43,500 (2 hereditaments)  
UBR 2025/26 – 0.499p in the £  
Source: VOA website.

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

## OFFICES TO LET

1<sup>ST</sup> & 2<sup>ND</sup> Floors  
The Old Coppermill  
Coppermill Lane  
Wimbledon SW17 0BN

Rent: From £27,250 - £60,750 per annum exclusive

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



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# EPC & FLOORPLANS

**Energy performance certificate (EPC)**

The Old Copper Mill Copper Mill Lane Tooting LONDON SW17 0BN	Energy rating <b>D</b>	Valid until: 11 February 2033
Certificate number: 2080-3702-0070-3803-7405		
Property type Offices and Workshop Businesses		
Total floor area 564 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
Properties get a rating from A+ (best) to G (worst) and a score.		
This property's energy rating is D.		
 <p>Under 0 <b>A+</b> Net zero CO<sub>2</sub></p> <p>8-25 <b>A</b> 26-59 <b>B</b> 60-75 <b>C</b> 76-100 <b>D</b> 101-125 <b>E</b> 126-150 <b>F</b> Over 150 <b>G</b></p> <p>86 D</p>		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built	 22 <b>A</b>	
If typical of the existing stock	 89 <b>D</b>	



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