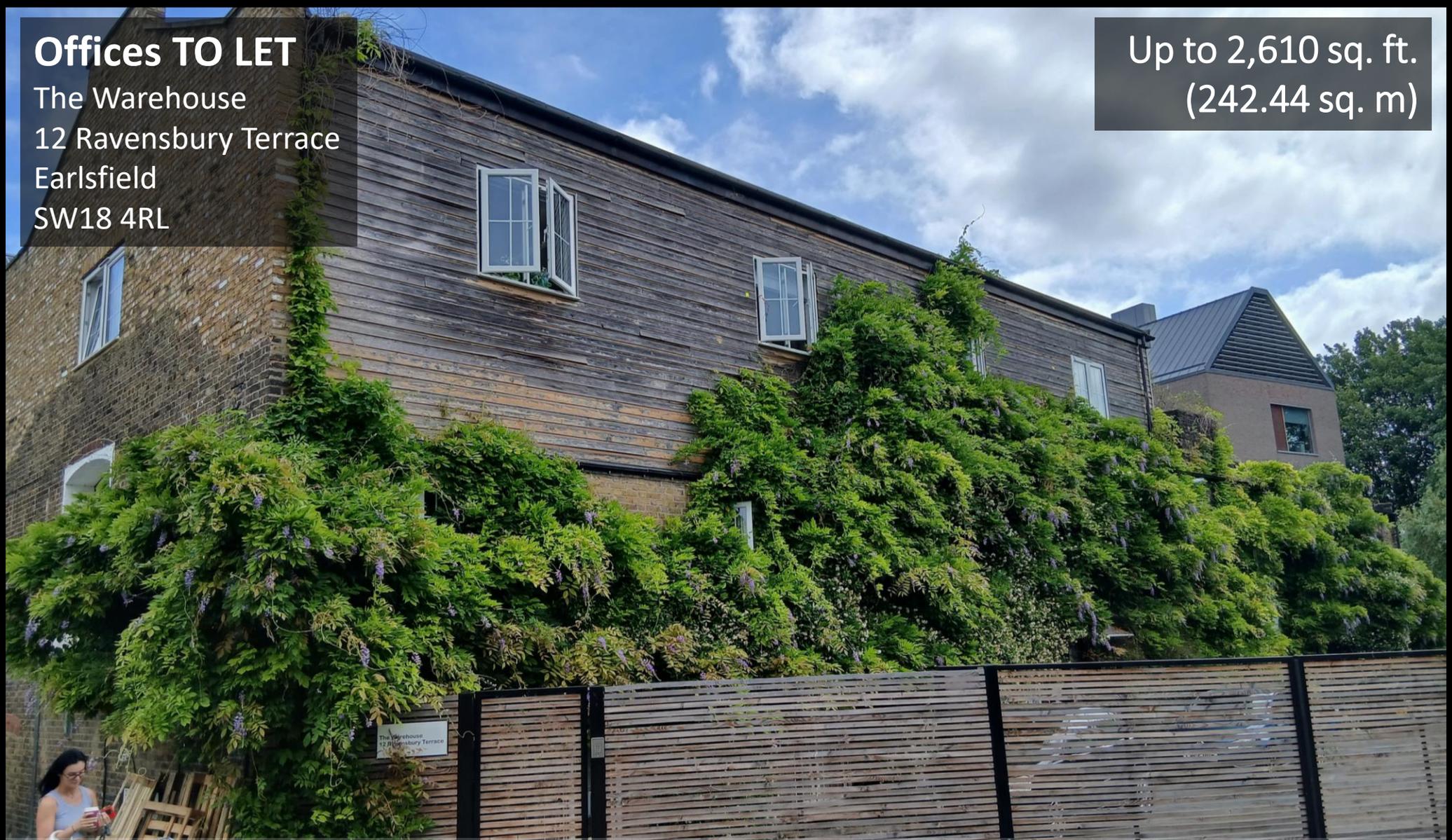


# Offices TO LET

The Warehouse  
12 Ravensbury Terrace  
Earlsfield  
SW18 4RL

Up to 2,610 sq. ft.  
(242.44 sq. m)



The Warehouse  
12 Ravensbury Terrace

**Good quality open plan offices close to train station**

 andrew scott  
robertson  
commercial

 The Property  
Ombudsman

PROFESSIONAL PROPERTY PEOPLE



 RICS  
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## LOCATION PLAN



## LOCATION

The property is situated just over ¼ mile from Earlsfield train station with overground trains in to London Waterloo (approx. 12 mins) and Vauxhall (approx. 9 mins), both providing underground services.. The property benefits from good bus links on Merton Road. The A3 (junction with Garratt Lane is approximately 1.2 miles to the north.

## DESCRIPTION

The building is a former Victorian warehouse, divided into a series of office suites. The offices are predominantly open plan with Category 2 light boxes, perimeter trunking and its own kitchen and WCs. There is also a shared meeting room to the second floor and a dedicated external terrace.

## AMENITIES

- Painted brick walls
- Category 2 lighting
- Own kitchen and WCs.
- 24/7 access.
- Good access to Earlsfield train station

## TENURE

The property is available on an Internal Repairing & Insuring lease on terms to be agreed.

## RENT (inclusive of utilities)

Ground	£4,900 per calendar month
Second	£3,300 per calendar month

## FLOOR AREAS

Ground Floor:  
 Main office: 1,204 sq. ft. (111.86 sq. m.)  
 Small office: 271 sq. ft. ( 25.16 sq. m.)  
**TOTAL GROUND: 1,475 sq. ft. (137.01 sq. m.)**

Second Floor:  
 Office: 928 sq. ft. ( 86.23 sq. m.)  
 Store: 163 sq. ft. ( 15.16 sq. m.)  
 Kitchen: 44 sq. ft. ( 4.05 sq. m.)  
**TOTAL SECOND: 1,135 sq. ft. (105.43 sq. m.)**  
**TOTAL: 2,610 sq. ft. (242.44 sq. m.)**

Meeting Room: 110 sq. ft. ( 10.15 sq. m.)

## LEGAL COSTS

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

## VAT

The property is not elected for VAT.

## EPC

Band C (72) Expires 16 Jan 2035.  
 Details on request.

## RATES

2026 List rateable values  
 Ground Floor: £TBA  
 Second Floor: £TBA  
 UBR 2026/27 – 0.43.2 in the £  
 Source: VOA website.

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



Strictly by appointment via Sole Agents:  
**Andrew Scott Robertson Commercial**  
Contact: **Stewart Rolfe**  
Tel: **020 8971 3800**  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

- (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