

INDUSTRIAL UNIT TO LET
UNIT 9
59 WEIR ROAD
LONDON
SW19 8UG



1,637 SQ FT (152 SQ M)



LOCATION

The property is located on the long established Durnsford Road Industrial Estate, off Durnsford Road (A218) and close to Garratt Lane (A217). Wimbledon town centre is approximately one mile to the south.

Haydens Road Main Line Railway station (providing train services into London Bridge), and Wimbledon Park Underground station (District Line) are within close proximity, as is Earlsfield Main Line Railway Station providing services into Waterloo and out to Surrey and beyond.

DESCRIPTION

An end of terrace warehouse unit of steel frame construction with brick and sheet clad elevations, under a mono-pitch profile sheet roof incorporating roof lights. Ancillary offices are provided, partly via a mezzanine floor. A concertina door with good height provides loading access.

Eaves Height: approximately 4.65m rising to 5.8m.

AMENITIES

- *Established Industrial Estate.*
- *Good Eaves Height & Loading Facilities.*
- *Three Phase Electrical Power Supply.*

ACCOMODATION – Gross Internal Area

Ground Floor: 1,255 Sq. ft. (116.60 Sq. m.)
Ancillary: 110 Sq. ft. (10.26 Sq. m.)
Mezzanine: 272 Sq. ft. (25.27 Sq. m.)
Total: 1,637 Sq. ft. (152.13 Sq. m.)

TENURE

A new effective Full Repairing and Insuring lease on terms to be agreed.

RENT

£29,000 per annum exclusive.

RATES

2017 List Rateable Value: £14,500 (Source VOA)
Estimated rates payable: £7,120 per annum.

Interested parties should verify the rates payable with the local authority, London Borough of Merton.

SERVICE CHARGE

The tenant is to pay a contribution towards the estate service charge. Further details are available on request.

VAT

It is understood that VAT is not applicable.

EPC

C: 58. A full report is available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:-

**andrew scott robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999**

**Contact: Nick Vaile / Stewart Rolfe
Email: commercial@as-r.co.uk**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give 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 has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Unit 9
55-59, Weir Road
LONDON
SW19 8UG

Certificate Reference Number:
0980-0230-6019-1477-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **58** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	138
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	18.94

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

106 If typical of the existing stock