



LAST REMAINING UNIT
TO LET
3 ADJACENT INDUSTRIAL UNITS

25 LOMBARD ROAD
WIMBLEDON
SW19 3TZ



3,581 SQ. FT.
(332.70 SQ. M.)

LOCATION

The property is situated on the established Lombard Industrial Estate at South Wimbledon. The A24 (Morden Road) provides road access locally to the A3. The estate is serviced by good local transport links, with Morden Road Tramlink and South Wimbledon underground (Northern Line) station a short distance away.

DESCRIPTION

The properties comprise three adjacent industrial units providing warehouse/storage and ancillary office areas.

Parking may be available, subject to separate negotiation.

AMENITIES

- *Excellent South London location.*
- *Flexible space with ability to join adjacent units.*
- *Roller shutter to each unit*
- *Low running costs*

PLANNING

Existing B1/B8. Interested parties should make their own enquires.

ACCOMMODATION

Unit 25C 2,726 sq. ft. (253.30 sq. m.)

(UNDER OFFER)

Unit 25E 4,898 sq. ft. (455.00 sq. m.)

(UNDER OFFER)

Unit 25G 3,581 sq. ft. (332.70 sq. m.)

TOTAL 11,205 sq. ft. (1,041.00 sq. m.)

TENURE

Units available on new leases on terms to be agreed.

RENTS

Just £12.00 per sq. ft.

Unit 25C – £33,000 pax **(UNDER OFFER)**

Unit 25E – £59,000 pax **(UNDER OFFER)**

Unit 25G - £43,000 pax

SERVICE CHARGE

Approximately £0.60p per sq. ft.

Unit 25C – £1,636 pax

Unit 25E – £2,939 pax

Unit 25G - £2,149 pax

BUILDINGS INSURANCE PREMIUM

Approximately £0.10p per sq. ft.

VAT

The property is not elected for VAT.

EPC

Unit 25C – C (69)

Unit 25E – D (81)

Unit 25G – D (76)

Further details on request.

RATES

The current Rateable Values are:

Unit 25C – £14,000

Unit 25E – £26,500

Unit 25G – £18,500

Small Business rates Relief may be available.

Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

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:

- (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 has any authority to make or give any representation or warranty whatsoever in relation to this property
- November 2020

UNIT 25c LOMBARD ROAD

UNDER OFFER

Size: 2,726 sq. ft.

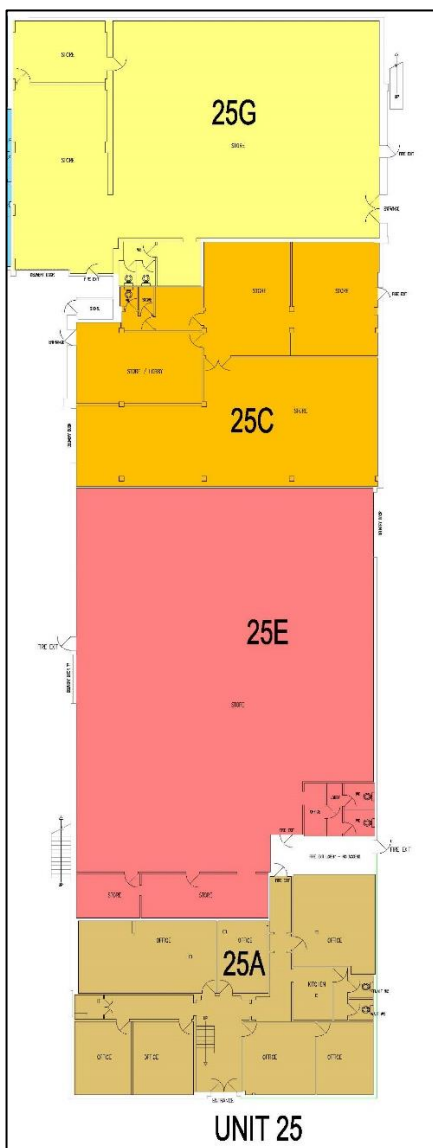
Rent: £33,000 pa

Rateable Value: £14,000

Rates Payable:* £ 6,986

Service Charge:** £ 1,636 pa

Insurance:*** £ 273



* Ignoring any small business rates relief

** Approximate figure for 2020/21

*** Figure for 2020/21

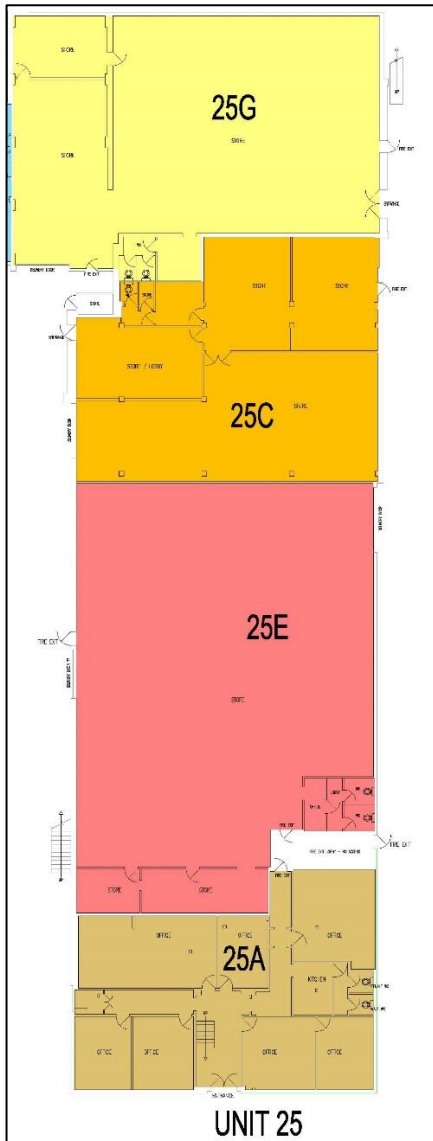
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UNIT 25e LOMBARD ROAD

UNDER OFFER

Size: 4,898 sq. ft.
 Rent: £59,000 pa
 Rateable Value: £26,500
 Rates Payable: £13,224
 Service Charge:** £ 2,939 pa
 Insurance:** £ 490



** Approximate figure for 2020/21

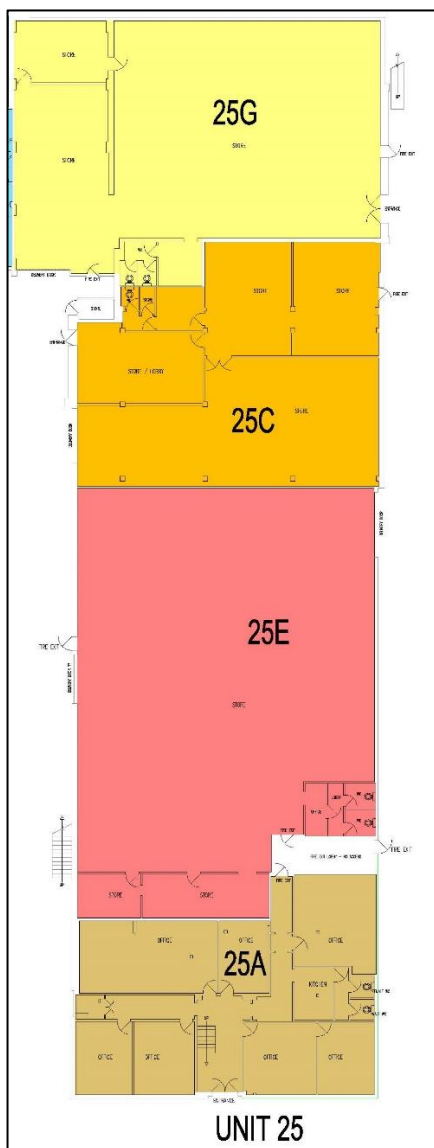
*** Figure for 2020/21

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UNIT 25g LOMBARD ROAD

Size:	3,581 sq. ft.
Rent:	£43,000 pa
Rateable Value:	£18,500
Rates Payable:*	£ 9,232
Service Charge:**	£ 2,149 pa
Insurance:***	£ 358



* Ignoring any small business rates relief

** Approximate figure for 2020/21

*** Figure for 2020/21

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LOCATION PLAN



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