

SHORT TERM AVAILABILITY

INDUSTRIAL / WAREHOUSE TO LET

**30 LYDDEN ROAD
WANDSWORTH
SW18 4LR**



**11,191 sq. ft. (1,039.68 sq. m.)
WITH 12 OFF STREET PARKING SPACES**



LOCATION

The property is located on Lydden Road in Earlsfield. Lydden Road is adjacent to Garratt Lane, which leads directly onto the A3. This provides access to Central London, the M25 and the national motorway network beyond. Earlsfield train station is ½ mile to the south with regular services to London Waterloo in 15 minutes.

DESCRIPTION

The property comprises a 1980 purpose built industrial unit of steel portal frame construction with brick elevations under a low pitch roof. The roof has profile metal sheeting insulated and lined internally to the warehouse with GRP roof lights for approx. 20% of the area, providing good natural light to the workshop.

Two floors of office space are situated to the front with access to the workshop via 2 roller shutter doors from a shared private road.

AMENITIES

- 12 off-street parking spaces
- Heating to offices and warehouse
- Alarmed
- 2 shower rooms
- WC's and disabled toilets
- CCTV
- Separate WCs, showers and kitchenettes for both the warehouse and offices
- 4.61 m eaves

TENURE

Leasehold. New lease on terms to be agreed. Short term lease available.

ACCOMMODATION

Ground:	9,848 sq. ft.	(914.91 sq. m.)
First:	1,343 sq. ft.	(124.77 sq. m.)
Total	11,191 sq. ft.	(1,039.68 sq. m.)

EPC

Rating D:80. Further details on request.

RENT

On application.

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £117,000 (warehouse & premises)

Estimated rates payable 2020/2021: £0.532 in £
Interested parties are recommended to make their own enquiries with Wandsworth Council.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment via the sole agents:-

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

Contact: Stewart Rolfe/James Rutter

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 lessors of this property whose agents they are give notice that:

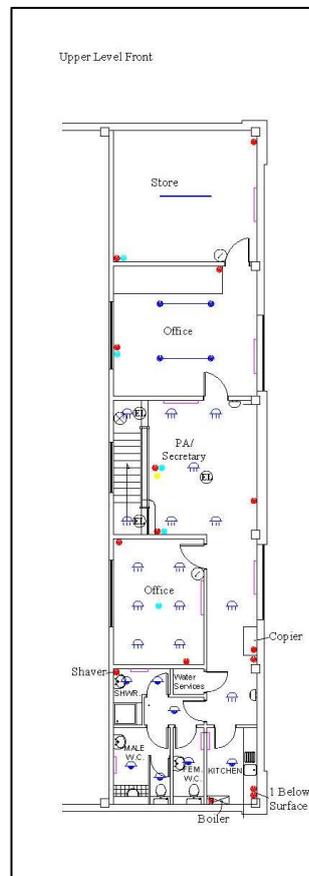
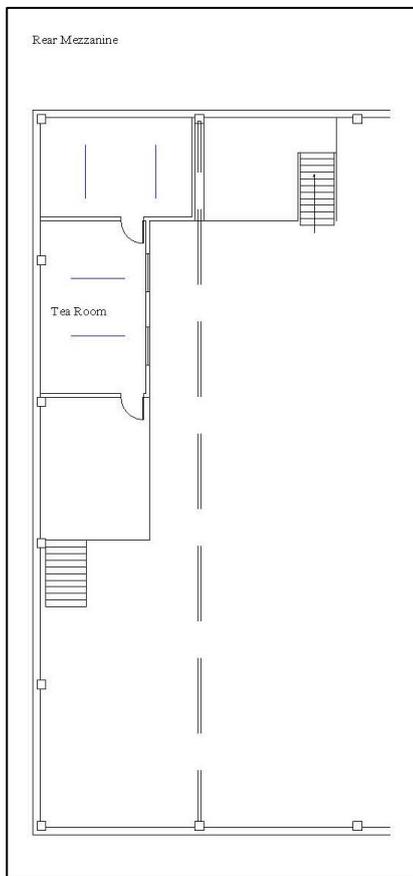
- (i) VAT may be applicable.
 - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - (iii) all descriptions, dimensions, references to condition and necessary permissions 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
- September 2020



AR & QS Holdings Limited T/A 'andrew scott robertson' for itself and for the vendors or lessors 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

September 2020



AR & QS Holdings Limited T/A 'andrew scott robertson' for itself and for the vendors or lessors 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
- September 2020

Energy Performance Certificate

Non-Domestic Building

HM Government

Marldon Joinery
30 Lydden Road
LONDON
SW18 4LR

Certificate Reference Number:
0197-9614-1830-4600-1603

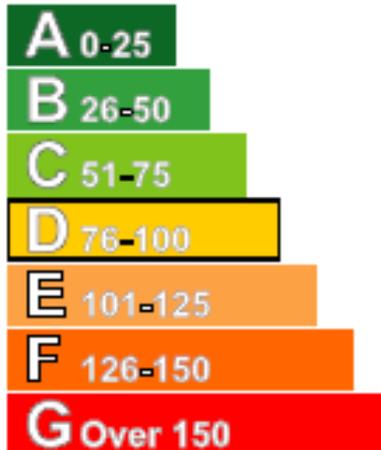
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



80 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1037
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	83.92
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:



AR & QS Holdings Limited T/A 'andrew scott robertson' for itself and for the vendors or lessors 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

September 2020