



OFFICES TO LET
22 WEIR ROAD
LONDON
SW19 8UG



1,500 SQ. FT. (139.35 SQ. M.)



*Pictures taken when premises were previously occupied.

LOCATION

The unit is situated on the Durnsford Road Industrial Estate, just off the Durnsford Road (A218). Wimbledon town centre is approximately 1 mile. Haydons Road (Mainline), Wimbledon Park (District Line) and Earlsfield (Mainline) stations are all close by and within easy walking distance.

DESCRIPTION

A 2-storey building with open plan office space arranged over ground and 1st floor. The premises includes a good sized kitchen area and partitioned boardroom. There are 6 car parking spaces.

AMENITIES

- Open-plan offices
- Fully fitted kitchen
- Boardroom
- WC facilities
- 6 Car parking spaces

EPC

D 81. A copy is available upon request.

TENURE

A new lease on terms to be agreed.

ACCOMMODATION:

	<u>Sq. Ft</u>	<u>Sq. M</u>
Ground:	761	(70.70)
First:	739	(68.65)
Total:	1,500	(139.35)

RENT

£17,000 per annum exclusive.

VAT:

We understand that the property is not elected for VAT.

RATES

(Information from the VOA Website)

Ground Floor Rateable Value - £6,800

First Floor Rateable Value - £7,700.

The Small UBR multiplier for 2016/17 is 48.4p in the £. We recommend you seek confirmation from the local authority.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

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

**Nick Vaile/James Rutter
Commercial@as-r.co.uk**

TEL: 020 8971 4999

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

Energy Performance Certificate

Non-Domestic Building



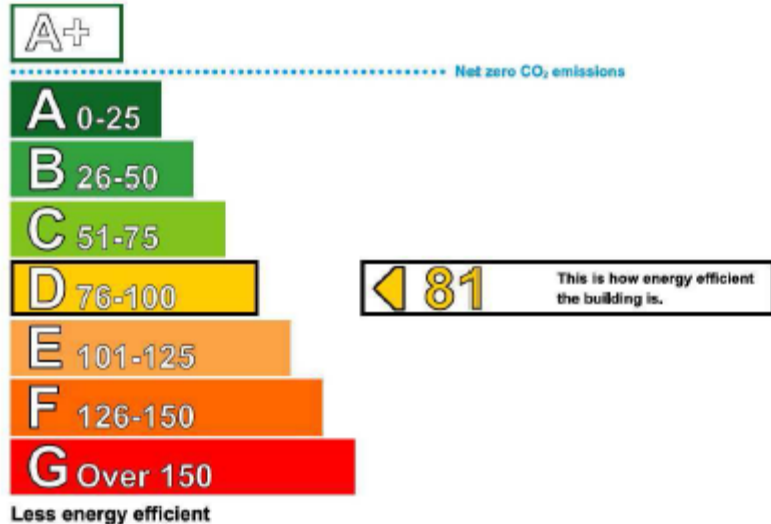
Anyjunk Ltd
Nathaniel House, 22 Weir Road
LONDON
SW19 8UG

Certificate Reference Number:
0920-5903-0374-7390-8080

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



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 167
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 60.87

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
72 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.