

NO BUSINESS RATES
TO LET
GROUND FLOOR INDUSTRIAL UNIT
UNIT 10 RUFUS BUSINESS CENTRE
RAVENSBURY TERRACE
SW18 4RL



624 Sq ft (57.97 Sq M)



LOCATION

Rufus Business Centre is a modern development situated approximately 1.5 miles south of Wandsworth town centre. Central London is 5 miles to the north.

The property has excellent transport links with Earlsfield Mainline Station a 5 minute walk away, providing links into Vauxhall in 10 minutes and Waterloo 15 minutes.

DESCRIPTION

A self-contained ground floor warehouse forming part of a modern brick built constructed building.

The unit is currently partitioned to provide 2 rooms and kitchenette area, and could be made open plan if required.

The property comes with one car parking space.

ACCOMODATION

First Floor: 624 sq. ft. (57.97 sq. m.)

TENURE

A new effective full repairing and insuring lease on terms to be agreed.

RENT

£18,000 per annum exclusive.

SERVICE CHARGE

Approximately £3 per square foot, per annum exclusive.

VAT

VAT is applicable to all charges.

RATES

2017 list Rateable Value: £7,900. (VOA Website)

If your business only uses one property, it is thought that there is NO business rates payable (applies to a single unit). Interested parties are advised to make their own enquires with Wandsworth Council.

EPC

D: 98. A full copy is available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment via sole agents:-

**andrew scott robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4951
Contact: James Rutter
Email: jrutter@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

Energy Performance Certificate

Non-Domestic Building



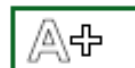
Unit 10
Rufus Business Centre
Ravensbury Terrace
LONDON
SW18 4RL

Certificate Reference Number:
0770-0236-4469-3405-2006

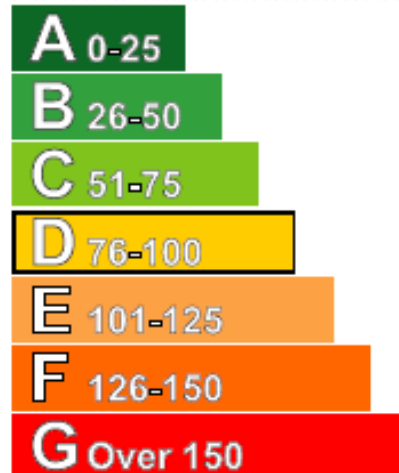
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	61
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	89.58
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

45	If newly built
131	If typical of the existing stock