

**TO LET**  
**GROUND FLOOR WAREHOUSE UNIT**  
**21C LOMBARD ROAD**  
**LONDON**  
**SW19 3TZ**



***3,850 sq ft (357.67 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 available premises comprise ground floor workshop/ warehouse space currently used as a joinery. The property is of steel portal frame construction with brick elevations offering a large open space with ancillary store rooms and two W.C.s. The unit will be fully redecorated before occupation.

Eaves height 3.45m. Access is available via a roller shutter as well as a separate entrance door along a shared vehicular driveway to the side of the building.

### **AMENITIES**

- Ground floor warehouse/workshop
- Three phase power
- To be redecorated
- Rear yard
- Off street parking for approximately four cars
- Good transport links

### **TENURE**

Available on an effective Full Repairing and Insuring (FRI) lease for a term to be agreed.

### **ACCOMMODATION**

Ground Floor: 3,850 sq ft (357.67 sq m)

### **RENT**

£40,000 pax

### **SERVICE CHARGE**

£4,000 per annum (£1.04 psf)

### **VAT**

VAT is applicable.

### **RATES**

Rateable Value: £18,750

Estimated rates payable: £9,206 per annum.

Source: VOA

Parties should make their own enquiries with Merton Council to confirm the rates payable.

### **EPC**

E - 121

### **LEGAL COSTS**

Each party are to bear their own costs in this transaction.

### **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX  
Contact: James Rutter  
TEL: 020 8971 4951  
Email: [jrutter@as-r.co.uk](mailto: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



GLOBAL PROPERTY INVESTMENTS LIMITED  
21 Lombard Road  
LONDON  
SW19 3TZ

Certificate Reference Number:  
0204-2529-8230-1890-9813

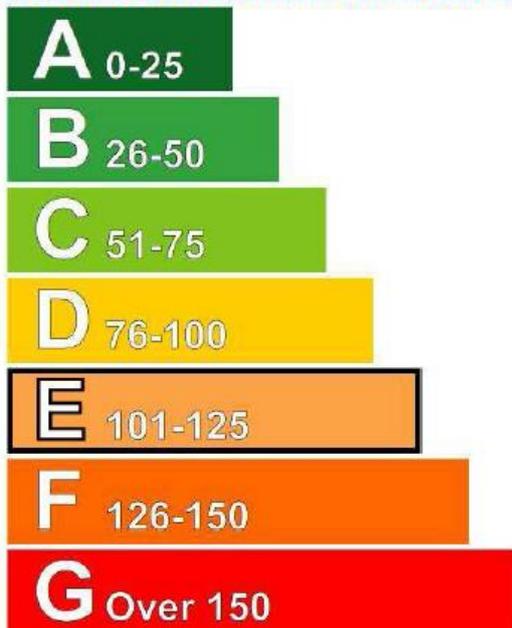
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 121 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1421  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built  
64 If typical of the existing stock