



PRELIMINARY DETAILS

**TO LET
INDUSTRIAL UNIT / WAREHOUSE**

**UNIT 7 RIVERSIDE YARD
RIVERSIDE ROAD
LONDON
SW17 0BB**



3,936sq. ft. (365.66 sq. m.)

LOCATION

The Riverside Yard complex is off Riverside Road, on the Garratt Business Park, close to the A217, Garratt Lane. Earlsfield Railway station is approximately ¾ of a mile to the north, whilst Tooting Broadway Underground station (Northern Line) approximately 1.1 mile to the south east.

The estate is adjacent to the new Plough Lane development, comprising a mix of residential, commercial and leisure uses and the new stadium for AFC Wimbledon.

DESCRIPTION

An end of terraced industrial unit of concrete framed construction with brick and sheet clad elevations.

The unit comprises traditional warehouse space with 2.445m eaves height. 3 car spaces included.

AMENITIES

- *Ground floor warehouse*
- *3.15m roller shutter loading door*
- *Three phase electricity supply*
- *New WC and kitchen to ground floor*
- *3 car spaces (more available at extra cost)*
- *Excellent transport links*

ACCOMMODATION (GIA)

GF Unit: 3,936 sq. ft. (365.66 sq. m)

Total: 3,936 sq. ft. (365.66 sq. m)

TENURE

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

RENT

£55,000 per annum exclusive

VAT

The unit is not elected for VAT.

RATES

2017 List Rateable Value: To be re-assessed following building works.

Previous RV £26,250

Estimated rates payable 2020/21 - £TBA

Source: VOA

Transitional relief may be available. Interested parties are recommended to make their own enquiries with Wandsworth Council.

EPC

To be advised.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Sole Letting Agents:-

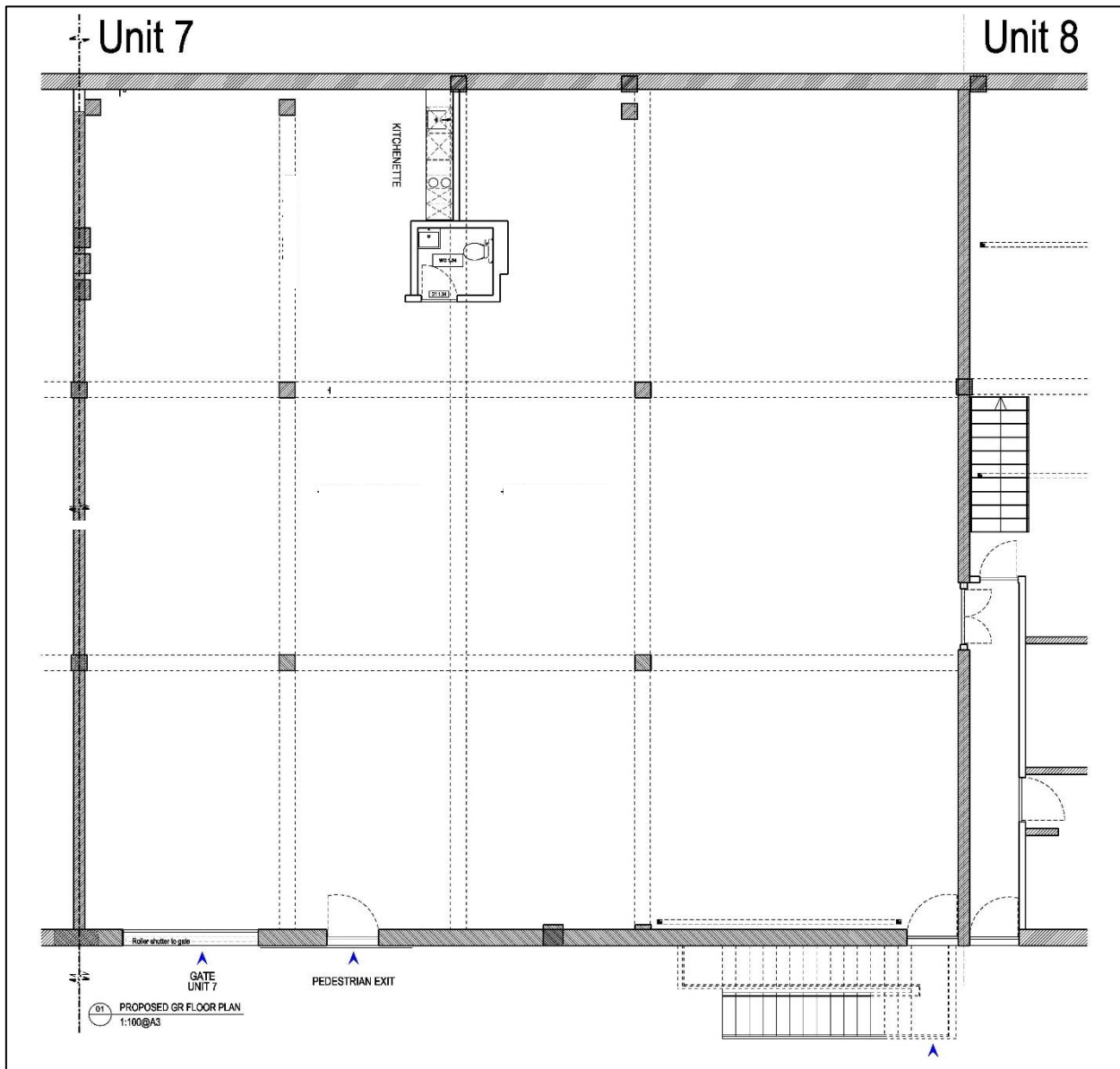
andrew scott robertson
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Wimbledon Village
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April 2021