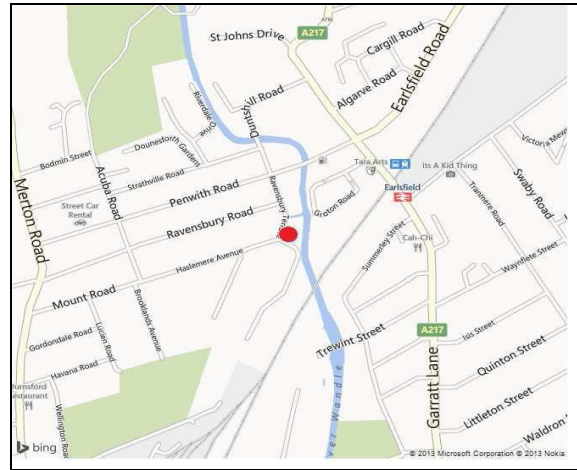


TO LET
GROUND FLOOR INDUSTRIAL UNIT
UNIT 9 RUFUS BUSINESS CENTRE
RAVENSBURY TERRACE
SW18 4RL



642 Sq ft (59.08 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 Wimbledon in 3 minutes, Vauxhall in 10 minutes and Waterloo in 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 some ancillary office space but can be made open plan if required.

The property comes with one car parking space.

ACCOMMODATION

Ground Floor: 642 sq. ft. (59.08 sq. m.)

TENURE

A new effective full repairing and insuring lease for a term of up to two years. A short term licence would also be considered.

RENT

£23,000 per annum.

SERVICE CHARGE

Included in the rent.

VAT

VAT is applicable to all charges.

RATES

Rates included in the rent.

EPC

E: 124. 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

June 2021

Energy performance certificate (EPC)

| | | |
|---|--|---------------------------|
| Unit 9 Rufus Business Centre Ravensbury Terrace LONDON SW18 4RL | | Energy rating E |
| Valid until 29 September 2025 | Certificate number 0010-6907-0305-0350-7004 | |

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.