

TO LET / FOR SALE
WAREHOUSE/DISTRIBUTION CENTRE
668-678 GARRATT LANE
LONDON
SW17 0NP



Approx. 8,800 sq ft (810 sq m) plus a self-contained yard.



LOCATION

The property is situated on Garratt Lane (A217), close to the proposed new Wimbledon Football Stadium and Galliard Homes mixed use development totalling 90,000 sq. m.

There are excellent transport links with the A3, A23, A24, and A205 (South Circular) all within close proximity providing easy access to Central and South London and to the wider motorway network servicing the South of England and beyond.

Wimbledon and Wimbledon Park (District Line), and Tooting Bec (Northern Line) Underground stations, as well as Earlsfield Overground station, are all within close proximity.

DESCRIPTION

A warehouse / industrial building of brick construction under a dual pitched sheet roof which incorporates runs of roof lights.

Although the property has operated as an MOT garage for approximately twenty five years, the building would suit a variety of uses.

ACCOMMODATION (GIA)

Ground Floor: Approx. 8,800sq ft. (810 sq. m).

AMENITIES

- Open plan warehouse.
- Three phase power supply.
- Self-contained loading / yard area.
- Car parking for approximately 12 cars.

TENURE

Both Leasehold and Freehold offers considered.

RENT

£140,000 per annum exclusive.

Offers in the region of £2.4 million invited for the freehold.

RATES

2017 List Rateable Value: £68,000.

Estimated rates payable 2019/20 - £34,272 pa.

Source: VOA website. Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable.

EPC

E-119. A full copy is available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with joint agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT**

24 HIGH STREET

WIMBLEDON

LONDON SW19 5DX

Contact: James Rutter

TEL: 020 8971 4999

Email: commercial@as-r.co.uk

JLL

30 WARWICK STREET

LONDON W1B 5NH

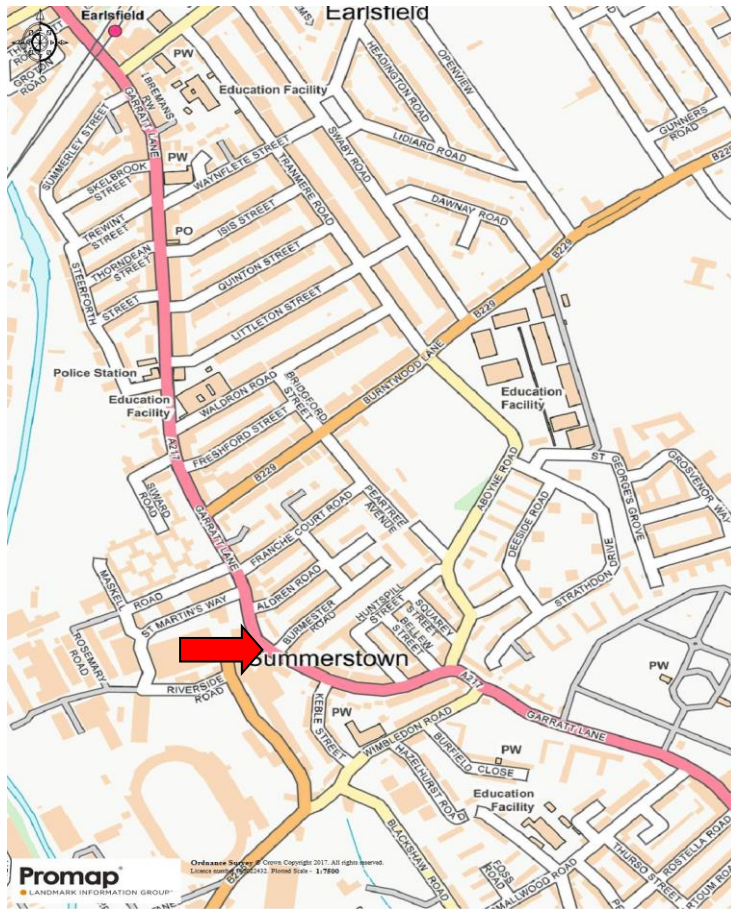
Contact: Katy Kenealy

TEL:- 0207 399 5160

Email: Katy.Kenealy@eu.jll.com

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 October 2019



Energy Performance Certificate HM Government

Non-Domestic Building

A M C Ltd
668-678 Garratt Lane
LONDON
SW17 0NP

Certificate Reference Number:
9137-3062-0955-0590-5791

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

119

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 774
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 63.1
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
75 If typical of the existing stock