

TO LET

**UNIT 14 SAXON BUSINESS CENTRE
WINDSOR AVENUE
LONDON
SW19 2RR**



2,478 SQ FT (230.22 SQ M)

LOCATION

The property is located within the established Lombard Road Industrial Estate, close to the A24 (Morden Road) and the A3 which provide good access to Central London and the national motorway network via the M25.

The property benefits from good public transport via the Croydon/Wimbledon Tramlink (Morden Road) and the Northern Line at South Wimbledon. There are good local bus links and Wimbledon town centre is close by providing National Rail and District Line underground services.

DESCRIPTION

The property comprises a two-storey end-terrace industrial unit of brick and block work construction with a pitched metal decking clad roof. The ground floor provides light industrial/storage space with offices to the first floor. The property benefits from a good loading area to the front of the unit as well as 6 allocated parking bays and two electric vehicle charging points.

The property has been fitted with £40,000 worth of solar panels and a £10,000 Tesla Powerwall, which results in energy savings of circa £100 per week.

AMENITIES

- *Ground floor warehouse*
- *Three phase electricity supply*
- *Partitioned Offices*
- *Trade Counter Use*
- *Solar Panels and Tesla Powerwall*
- *6 Parking Bays and 2 electric charging points.*

ACCOMMODATION

Ground Floor: 1,239 sq. ft. (115.11 sq. m)

First Floor: 1,239 sq. ft. (115.11 sq. m)

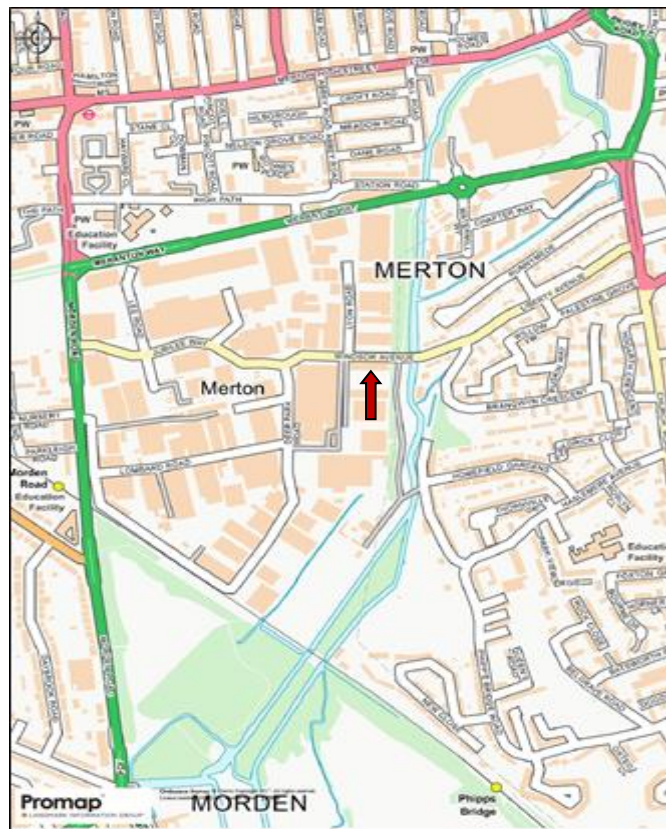
Total: 2,478 sq. ft. (230.22 sq. m)

RENT

£42,500 per annum exclusive.

VAT

VAT may be applicable.



TENURE

A new Full Repairing and Insuring lease on terms to be agreed.

EPC

D-93. A full copy is available on request.

RATES

2017 list Rateable value: £29,250

Estimated rates payable 2020/21 - £14,595.75

Source: VOA.

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

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction. VIEWING
Strictly by appointment:-

andrew scott robertson
Commercial Department
24 High Street
Wimbledon Village SW19 5DX
Contact: James Rutter
Email: commercial@as-r.co.uk
Tel: 020 8971 4999

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:

- VAT may be applicable.
- 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
- 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;
- 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 14
Saxon Business Centre
41-59 Windsor Avenue
LONDON
SW19 2RR

Certificate Reference Number:
0070-3978-0344-6540-5094

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

◀ 93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	254
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	65.52
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

102 If typical of the existing stock

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