

WAREHOUSE/ INDUSTRIAL UNIT TO LET

Ground Floor and Basement
Unit 1 Swan Centre,
Rosemary Road
London SW17 0AR

1,633 sq. ft.
(151.68 sq. m.)

RENT ONLY £12.25 per sq ft

WAREHOUSE WITH 1 PARKING SPACE



LOCATION

The property is located within the popular Garratt Lane Business Park off Garratt Lane (A217), south of Earlsfield and a short distance from Earlsfield Rail station, which provides services into Waterloo in approximately 12 minutes. Unit 1 The Swan Centre is situated on the junction of Rosemary Road and Riverside Road and is well placed within local road networks with easy access into Central London and to the A3 and M25.

DESCRIPTION

The accommodation is arranged over 2 levels, Ground floor and Basement.

Access to the basement (clear headroom 2.366 m) is via a staircase, or through a trap door inside the roller shutter loading door.

Access to the building at ground floor level is through a personnel door with a security shutter or, for goods, there is an electrically operated roller shutter door (Width 3.11 m x Height 3.485 m).

AMENITIES

- Busy location close to AFC Wimbledon Stadium
- Walking distance to Earlsfield Station
- Suitable for Storage and Industrial Uses
- 1 car parking space included

ACCOMMODATION

Ground Floor GIA:	846 sq. ft. (78.62 sq. m.)
Basement Floor GIA:	787 sq. ft. (73.06 sq. m.)
Total:	1,633 sq. ft. (151.68 sq. m.)

USE

Warehouse (B8) and Industrial Uses (Classes E and B2)
Interested parties to check whether their use is acceptable through the planning department at Wandsworth Council

LEASE

A new lease is available on terms to be agreed.

VAT

The property is not elected for VAT.

EPC

Band E (101). Expires 5 November 2026

LEGAL COSTS

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

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WAREHOUSE/ INDUSTRIAL UNIT TO LET

Ground Floor and Basement
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Rent: £20,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

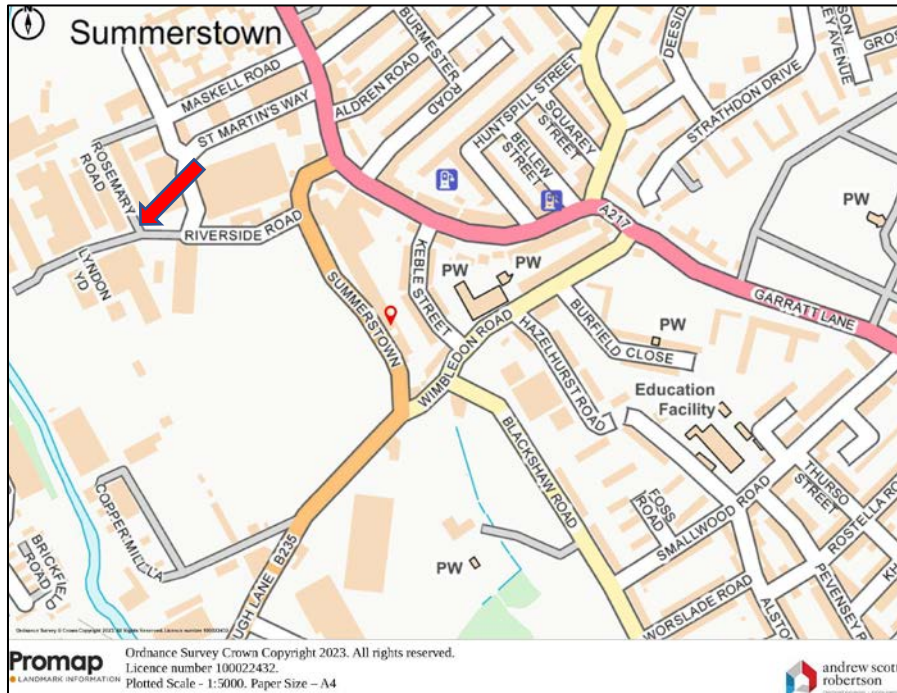
RATES

2023 List Rateable Value: £30,250 (workshop & Premises).

Wandsworth Council to confirm the rates payable.

UBR 2025/2026 - £0.499p in the £

Source: VOA website.



EPC

1 The Swan Centre
Rosemary Road
LONDON
SW17 0AR

Energy rating
E

Valid until: 5 November 2026
Certificate number: 0897-0792-0230-2290-7603

Property type

B8 Storage or Distribution

Total floor area

129 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0
A+

0-25
A

26-50
B

51-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

Net zero CO₂

101 **E**

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