

INDUSTRIAL/ WAREHOUSE UNIT

FOR SALE /TO LET

UNIT 7, 47 WEIR ROAD

DURNSFORD INDUSTRIAL ESTATE

MERTON, SW19 8UG



**A RARE OPPORTUNITY TO PURCHASE A FREEHOLD UNIT ON THIS
ESTABLISHED INDUSTRIAL ESTATE**

	SQ FT	SQ M
GROUND FLOOR WAREHOUSE & OFFICES	11,750	1091.57
FIRST FLOOR OFFICES	<u>2,700</u>	<u>250.83</u>
GROSS INTERNAL FLOOR AREA	14,450	1342.40

LOCATION

Durnsford Road Industrial Estate lies off the A218, the spine road connecting Wimbledon to Wandsworth. The estate is 1 mile from Wimbledon town centre with its Mainline/District Line stations to the City and West End. Haydons Road Thameslink station is within 10 minutes' walk. Wimbledon Park (District Line) is close by. The A24 and A3 are both within easy reach and serve the main inter-linked road pattern which surrounds the area.

DESCRIPTION

The unit was constructed in 1983 of portal steel frame, part brick and part profile metal cladding under an insulated corrugated asbestos roof. The property offers all main services, including gas fired central heating, air conditioning to the offices, and excellent loading and parking facilities.

AMENITIES

- Clear Eaves Height Of 6M
- Floor Loading 750lbs Per Sq Ft
- Sprinkler System (Not Serviced)
- 31 Car Spaces
- Site Area 0.54 Acres (0.21 Hectares)
- EPC rating 'C'

TERMS

An FRI Lease for a term to be agreed with periodic upward only rent reviews. Alternatively, a Freehold Sale will be considered. **VAT may be applicable.**

ASKING TERMS

On Application.

RATES

Rateable Value £118,000

Rates in the £ 0.53.2p (2021/22)

Rates Payable £62,776

LEGAL COSTS

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

VIEWINGS

Strictly by appointment via owner Sole Selling Agents:-

ANDREW SCOTT ROBERTSON

24 HIGH STREET

WIMBLEDON, LONDON SW19 5DX

Contact : John King / Stewart Rolfe (email commercial@as-r.co.uk)

Tel: 020 8971 4999

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October 2021

Unit 7, 47 Weir Road, Durnsford Industrial Estate Merton SW19 8UG



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

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chartered surveyors