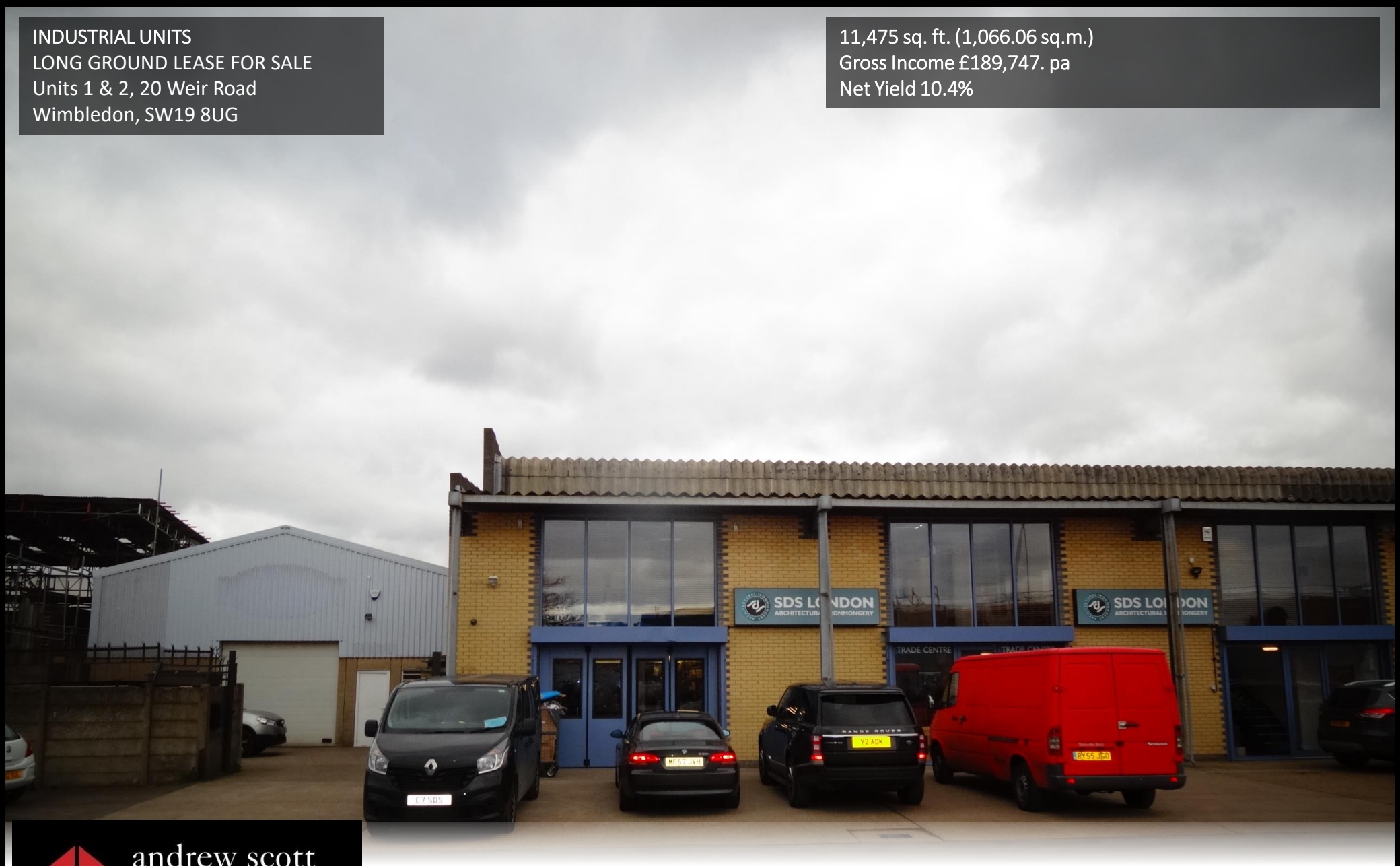
INDUSTRIAL UNITS
LONG GROUND LEASE FOR SALE
Units 1 & 2, 20 Weir Road
Wimbledon, SW19 8UG

11,475 sq. ft. (1,066.06 sq.m.)
Gross Income £189,747. pa
Net Yield 10.4%



andrew scott robertson commercial

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION

The property is situated in Weir Road, on the established Durnsford Road Industrial Estate where other users include Travis Perkins, Jewson and Reston Waste Management. Wimbledon town centre is approximately 1-mile to the south-west with Wimbledon Quarter, Railway, Underground and Tramlink station.

DESCRIPTION

Unit 1 was previously the yard area serving Unit 2 but later built to a similar design of steel frame construction. There is an enclosed yard area to the front of the premises, accessed off the forecourt. Unit 2 is built of steel frame construction with walls of brickwork, blockwork and corrugated sheeting under a pitched roof with full height door to loading bay and provided over ground and mezzanine floors. Externally, there is a forecourt to the front with car parking for 4-6 cars and crossover pavement.

ACCOMMODATION G.I.A

Unit 1: 3,200 sq. ft. (297.28 sq. m)
Unit 2: 8,275 sq. ft. (768.75 sq. m.)

VAT

VAT is not applicable

PRICE OFFERS IN EXCESS OF

£1.750.m

TENURE

Held on a ground lease for 119 years from 22nd May 1987 A gearing of 10.3% of the market rent every 5 years. Sub FRI Lease Let for a term of 15 years to SDS(London)Ltd from 7th July 2015 paying a rent of £189,750 p.a exc. A review of the head lease is outstanding Deducting 10.3% produces a net income of £170,205 p.a until July 2030. Deducting Purchase costs at 6.5% (£113,750) Net Effective Yield 10.4%

EPC

B (26).

RATES

2026 List Rateable Value
Unit 1: £34,750, Unit 2: £105,000
UBR 2026/2027 £0.48p in the £
Source: VOA

Interested Parties should make their own enquiries with Merton Council.

LEGAL COSTS

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

Unit 1



Unit 2



Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 3800**
Email: commercial@as-r.co.uk

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Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property**

October 2026