

# WAREHOUSE UNIT TO LET

Unit 3 Tramlink Park,  
24 Deer Park Road  
Wimbledon  
SW19 3UA

9,810 sq. ft.  
(911.34 sq. m.)





## LOCATION

The property is located on Deer Park Road on the established Lombard Industrial Estate, close to the A24 (Morden Road), and the A3 which provides good access to Central London and the national motorway network via M25 Junctions 8, 9 and 10.

The property benefits from good public transport via the Croydon Tramlink (Morden Road) and the Northern Line (District Line) Underground (South Wimbledon) which is in close proximity.

## DESCRIPTION

High spec business unit offering a mix of office and light industrial accommodation arranged over ground and first floor. A part floor mezzanine has been installed.

## AMENITIES

- 4.75 eaves to Warehouse
- 15KN/M<sup>2</sup> floor loading
- Rear loading area
- Electric roller shutter door
- Cat II lighting
- All mains services incl. gas
- Lift
- 6 private car parking spaces
- Street parking available in front of the unit

## LEASE

New lease available on terms to be agreed.

## ACCOMMODATION

Ground (GIA)	4,367 sq. ft. (405.70 sq. m.)
Mezzanine	1,076 sq. ft. (100.00 sq. m.)
First (GIA)	4,367 sq. ft. (405.70 sq. m.)
<b>TOTAL</b>	<b>9,810 sq. ft. (911.34 sq. m.)</b>

## USE

Class E (commercial, business and service uses) or B8. Suitable for a variety of uses.

## VAT

The property is elected for VAT.

## EPC

Band B (50). Expires 11 December 2033.

## LEGAL COSTS

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

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# Rent: £113,555 per annum exclusive

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

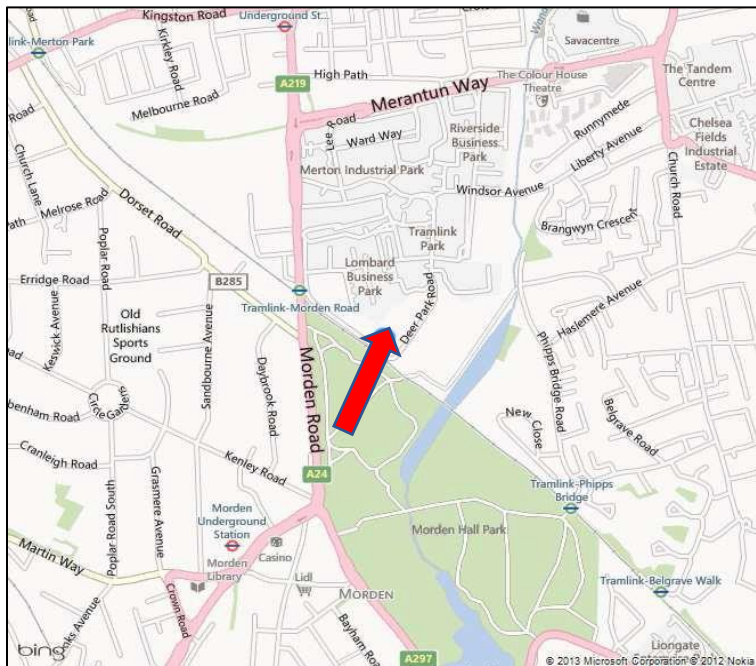
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)



# RATES

2023 List Rateable Value: £85,000  
 UBR 2023/2024 - £0.532p in the £  
 Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable. Transitional relief may be available.



# EPC

Energy performance certificate (EPC)																			
Unit 3 Tramlink Park 24 Deer Park Road LONDON SW19 3UA	Energy rating <b>B</b>	Valid until: 11 December 2033  Certificate number: 6048-4379-4698-1563-4779																	
Property type	Storage or Distribution																		
Total floor area	802 square metres																		
<b>Rules on letting this property</b>																			
Properties can be let if they have an energy rating from A+ to E.																			
<b>Energy rating and score</b>																			
This property's current energy rating is B.		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.																	
<table border="1"> <tr> <td>Under 0</td> <td><b>A+</b></td> <td rowspan="7">Net zero CO2 50 B</td> </tr> <tr> <td>0-25</td> <td><b>A</b></td> </tr> <tr> <td>26-40</td> <td><b>B</b></td> </tr> <tr> <td>41-55</td> <td><b>C</b></td> </tr> <tr> <td>56-70</td> <td><b>D</b></td> </tr> <tr> <td>71-85</td> <td><b>E</b></td> </tr> <tr> <td>86-100</td> <td><b>F</b></td> </tr> <tr> <td>Over 100</td> <td><b>G</b></td> </tr> </table>			Under 0	<b>A+</b>	Net zero CO2 50 B	0-25	<b>A</b>	26-40	<b>B</b>	41-55	<b>C</b>	56-70	<b>D</b>	71-85	<b>E</b>	86-100	<b>F</b>	Over 100	<b>G</b>
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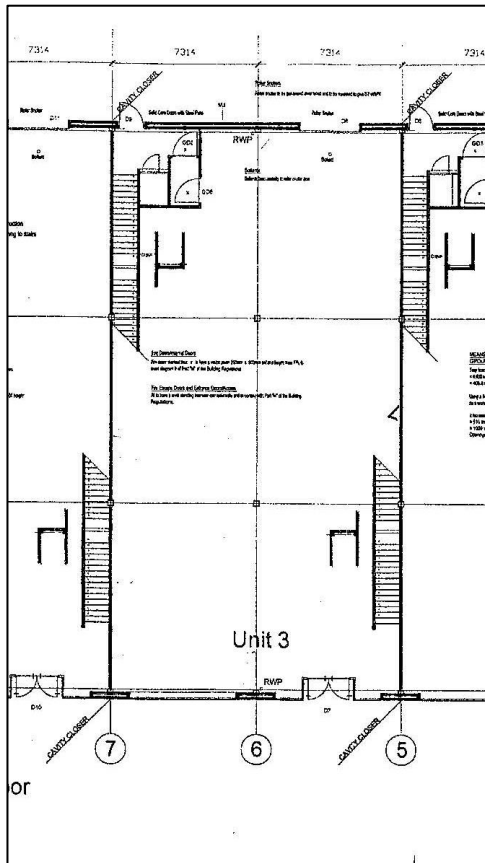
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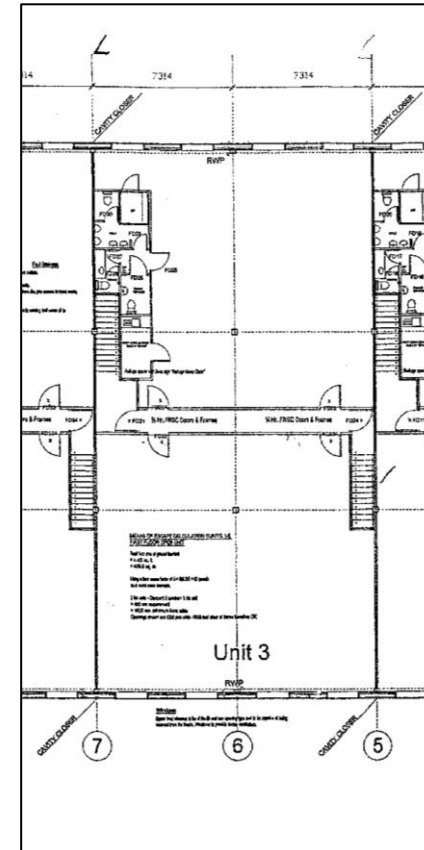


AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:  
 (i) VAT may be applicable.  
 (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do 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 has any authority to make or give any representation or warranty whatsoever in relation to this property

## GROUND FLOOR



## FIRST FLOOR



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