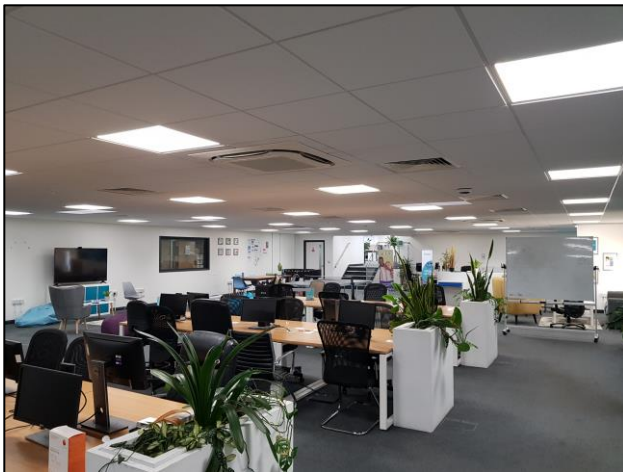


WAREHOUSE UNIT TO LET

Unit A, Gresham Way Industrial Estate
Durnsford Road
Wimbledon
SW19 8ED

13,791 sq. ft.
(1,281.15 sq. m.)





LOCATION

The property is situated on the Gresham Way Industrial Estate, off Durnsford Road, a short walk from Wimbledon Park Underground station (District Line). Wimbledon town centre with its Train station and range of shopping and leisure facilities is just over 1 mile to the south-west. Plough Lane, with its Retail Park and AFC Wimbledon Stadium is approximately ¾ of a mile to the south-east.

DESCRIPTION

The unit comprises a steel portal frame industrial unit, sheet and brick clad with first floor offices and stores. The property has been substantially refurbished and provides good quality space with air-conditioned warehouse and offices.

AMENITIES

- Eaves height of 6.87m
- Ridge height of 7.74m
- 17 allocated parking spaces directly outside.
- Electric roller shutter.
- 3 phase supply.
- Available from July 2024.
- WCs to both floors.
- Secure cycle storage.
- New kitchens to be provided to both floors.

LEASE

New lease available on terms to be agreed.
Freehold may be available with vacant possession.

ACCOMMODATION

Ground (GIA)	8,422 sq. ft. (784.25 sq. m.)
First (GIA)	5,349 sq. ft. (496.90 sq. m.)
TOTAL	13,791 sq. ft. (1,281.15 sq. m.)

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 C (68). Expires 13 February 2027.

LEGAL COSTS

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

WAREHOUSE UNIT TO LET

Unit A, Gresham Way Industrial Estate
Durnsford Road
Wimbledon
SW19 8ED

Rent: £250,000 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

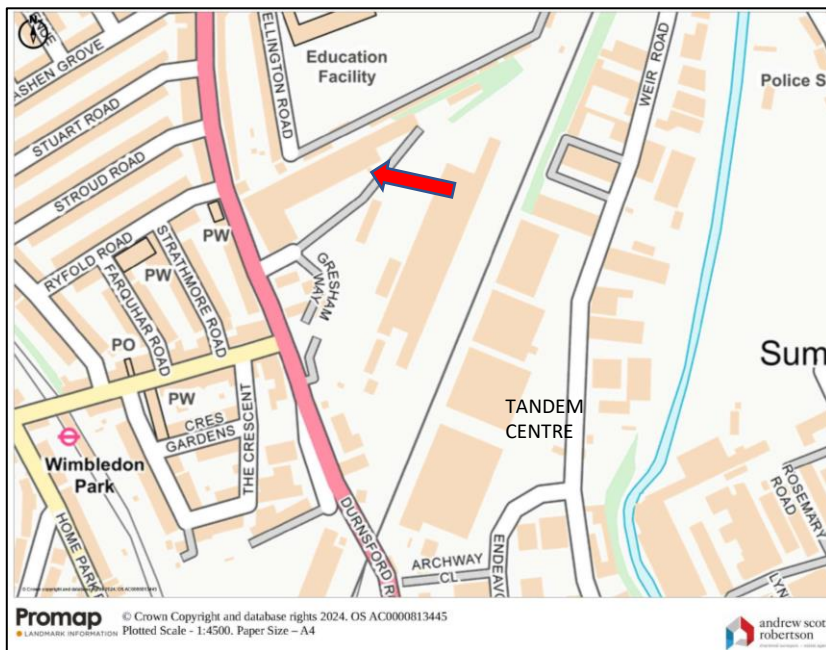
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- 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

RATES

2023 List Rateable Value: £186,000
 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 A Gresham Industrial Estate Gresham Way LONDON SW19 8ED	Energy rating C	Valid until: 13 February 2027 Certificate number: 0820-0833-9239-3902-8006																	
Property type	B1 Offices and Workshop businesses																		
Total floor area	1,205 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 C.		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>A+</td> <td rowspan="7">Net zero CO2</td> </tr> <tr> <td>0-35</td> <td>A</td> </tr> <tr> <td>35-50</td> <td>B</td> </tr> <tr> <td>51-75</td> <td>C</td> </tr> <tr> <td>76-100</td> <td>D</td> </tr> <tr> <td>101-125</td> <td>E</td> </tr> <tr> <td>126-150</td> <td>F</td> </tr> <tr> <td>Over 150</td> <td>G</td> </tr> </table>			Under 0	A+	Net zero CO2	0-35	A	35-50	B	51-75	C	76-100	D	101-125	E	126-150	F	Over 150	G
Under 0	A+	Net zero CO2																	
0-35	A																		
35-50	B																		
51-75	C																		
76-100	D																		
101-125	E																		
126-150	F																		
Over 150	G																		

WAREHOUSE UNIT TO LET

Unit A, Gresham Way Industrial Estate
 Durnsford Road
 Wimbledon
 SW19 8ED

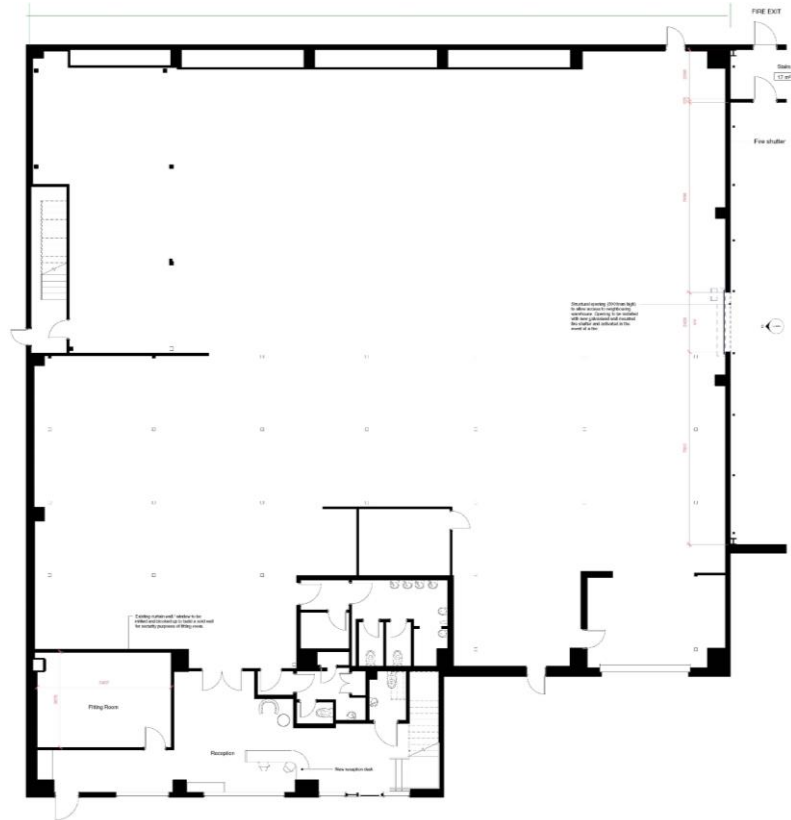
Rent: £250,000 per annum exclusive

Strictly by appointment via Sole Agents:
Andrew Scott Robertson
 Contact: **Stewart Rolfe / Robin Catlin**
 Tel: **020 8971 4999**
 Email: commercial@as-r.co.uk



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



WAREHOUSE UNIT TO LET

Unit A, Gresham Way Industrial Estate
Durnsford Road
Wimbledon
SW19 8ED

Rent: £250,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

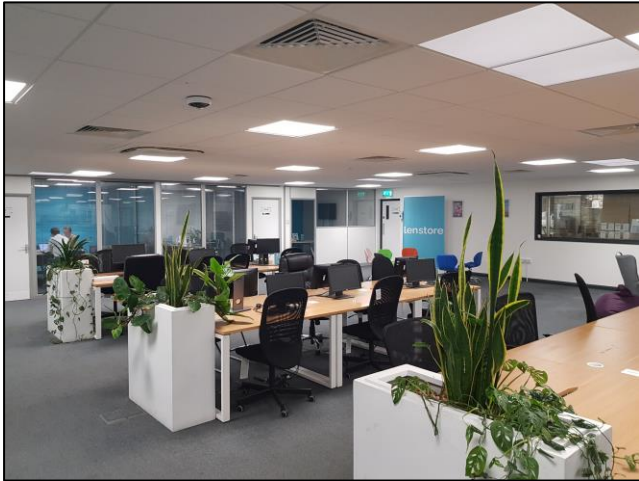
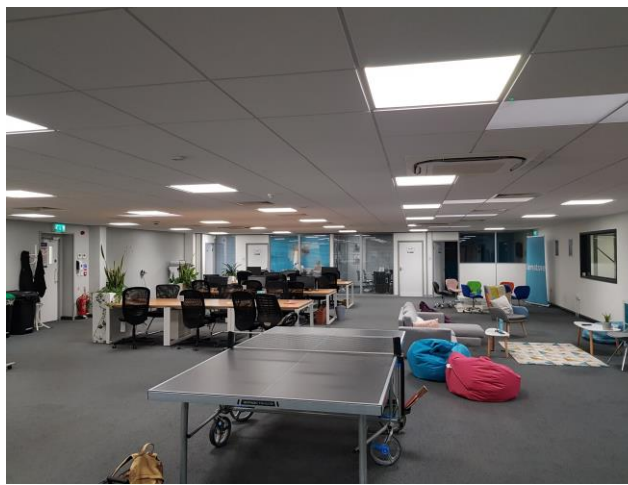
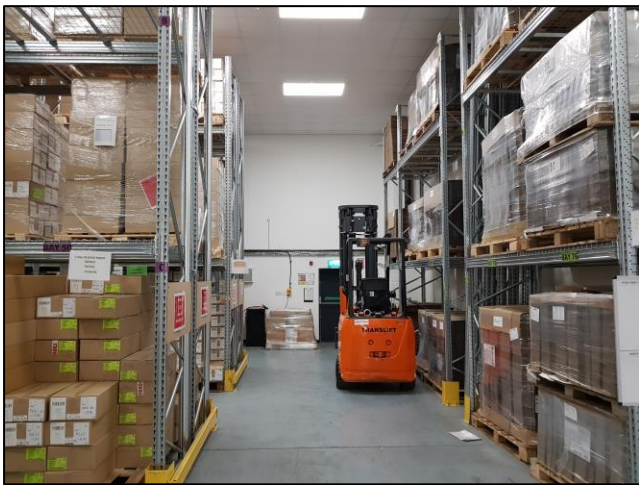
Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

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



WAREHOUSE UNIT TO LET

Unit A, Gresham Way Industrial Estate
Durnsford Road
Wimbledon
SW19 8ED

Rent: £250,000 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

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