

# 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.)

**17% RENT REDUCTION**

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

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

## 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.

**RENT REDUCED BY 17%**

## WAREHOUSE/ INDUSTRIAL UNIT TO LET

Ground Floor and Basement  
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**Rent: £30,000 per annum exclusive**

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

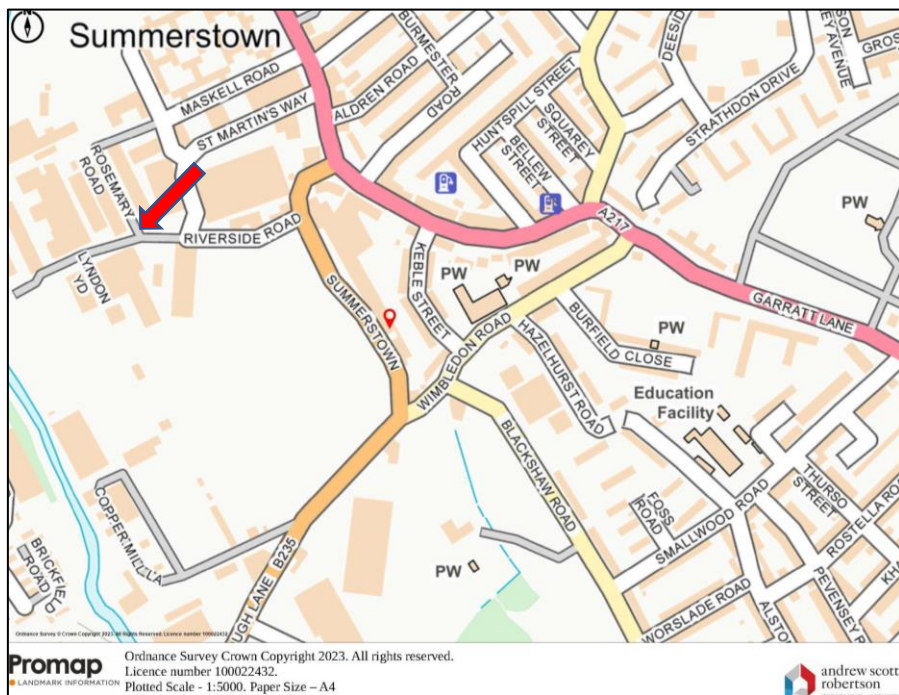
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

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- 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: £21,250 (workshop & Premises) for entire building including first floor. Rates to be apportioned between let area and retained area. Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable. UBR 2023/2024 - £0.499p in the £ Source: VOA website.



## EPC

1 The Swan Centre Rosemary Road LONDON SW17 0AR	Energy rating <b>E</b>	Valid until: 5 November 2026 Certificate number: 0897-0792-0230-2290-7603
Property type	B8 Storage or Distribution	
Total floor area	129 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 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.

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