

INDUSTRIAL / WAREHOUSE UNITS TO LET

307-309 MERTON ROAD WANDSWORTH LONDON SW18 5JS

UNIT 4 – 5,221 SQ FT + COVERED LOADING UNDER OFFER
UNIT 6 – 17,640 SQ FT + COVERED LOADING AVAILABLE

LOCATION

The premises are situated on an industrial estate with its entrance fronting Merton Road just to east of its junction with Replingham Road. Southfields (District line) underground station is the closest underground station to the premises being within a 7 minute walk.

Road access is excellent with Merton Road giving access to the Wandsworth one-way system and the A3 and national motorway network via the M25. Central London is easily accessible via the Wandsworth one-way system.

DESCRIPTION

Two units are situated on this purpose built warehouse / industrial estate. The estate provides good quality accommodation with on-site car parking. The estate is predominantly occupied by trade counter style operators such as Screwfix, Travis Perkins, Plumb Centre and BSS.



7-10 Chandos Street
 Cavendish Square
 London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
 info@hng.co.uk
www.hng.co.uk

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newbery Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: 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 purchaser/tenant 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. 3: No person in the employment of Hargreaves Newbery Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

UNIT 4



Unit 4 is a mid-terraced industrial / warehouse unit with a two storey office at the front with a substantial loading door.

The loading door give access to the high bay warehouse / industrial units situated towards the rear.

The front two storey office is heated by gas fire central heating together with comfort cooling / air conditioning units. None of the services have been tested

AMENITIES

We noticed the following amenities:

- 5 metre high roller shutter door.
- 5.5 metre minimum eaves height to the main warehouse.
- On-site parking (precise number to be confirmed).
- Good access public transport (District line station within 7 minutes' walk).
- Unit 6 floor to ceiling height ground floor beneath mezzanine approx 2.4 metres. Floor to ceiling height above mezzanine approx 2.7 meters to eaves.
- Large kitchen and seating area to unit 6

UNIT 6

Unit 6 is situated at the end of the estate and currently has a substantial mezzanine constructed over the majority of the warehouse / industrial area.



ACCOMMODATION

We understand that the following approximate gross internal floor areas apply:

UNIT 4 307-309 Merton Road

Ground floor approx	4,626 sq ft	
1 st floor approx	586 sq ft	
Total approx	5,221 sq ft	plus covered loading bay 410 sq ft

UNIT 6 307-309 Merton Road

Ground floor approx	8,985 sq ft	
1 st floor approx	3,590 sq ft	
Mezzanine approx	5,065 sq ft	constructed by tenant
Total approx	17,640 sq ft	including mezzanine
	12,776 sq ft	excluding mezzanine
		plus covered loading bay 390 sq ft



BUSINESS RATES

We understand the following Business Rates apply:

Unit 4, 307-309 Merton Road SW18 7JS

Warehouse, offices and premises

Rateable Value £65,000.

Unit 6, 307-309 Merton Road SW18 7JS

Warehouse and premises to include 17 car spaces.

Rateable Value £130,000

All interested parties must verify the business rates directly with then local authority LB Wandsworth

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 4	Band C – 75
Unit 6	In preparation

SERVICE CHARGE

TBA

VAT

The premises are VAT registered and VAT is payable.

TERMS

The premises are available on a new lease for a term to expire in November 2024 subject to an upward only rent review at the end of the 5th year. Longer leases will be considered, subject to a mutual break in November 2024.

All leases will be granted outside the security of tenure and compensation provisions of The Landlord and Tenant Act 1954 Part 2 as amended.

RENT

£19.50 sq ft

VIEWING

Strictly by appointment through sole agents

HNG

Tim Wilkinson

07973 302 814

DD: 0203 205 0206

Mark Belsham

07973 372 698

DD: 0203 205 0205