

INDUSTRIAL / WAREHOUSE UNIT TO LET

Unit 6
307-309 MERTON ROAD WANDSWORTH LONDON SW18 5JS

12,775 sq ft

Or

17,640 SQ FT incl mezzanine

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

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.



Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry 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 Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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AMENITIES

We noticed the following amenities:

- 5 metre high roller shutter door.
- 5.5 metre minimum eaves height to the main warehouse.
- Up to 17 on-site parking (precise number to be confirmed).
- Good access public transport (District line station within 7 minutes' walk).
- 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



Photograph of Mezzanine Level



ACCOMMODATION

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

Unit 6, 307-309 Merton Road SW18 7JS

Warehouse and premises to include 17 car spaces.
 Rateable Value £130,000

Payable approx. £64,090 per annum

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 6 In preparation

SERVICE CHARGE

Approx 40p/ sq ft for current year 2018/19

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 equating to £249,132pax

First Floor Offices



First Floor Offices



VIEWING

Strictly by appointment through sole agents

HNG

Tim Wilkinson

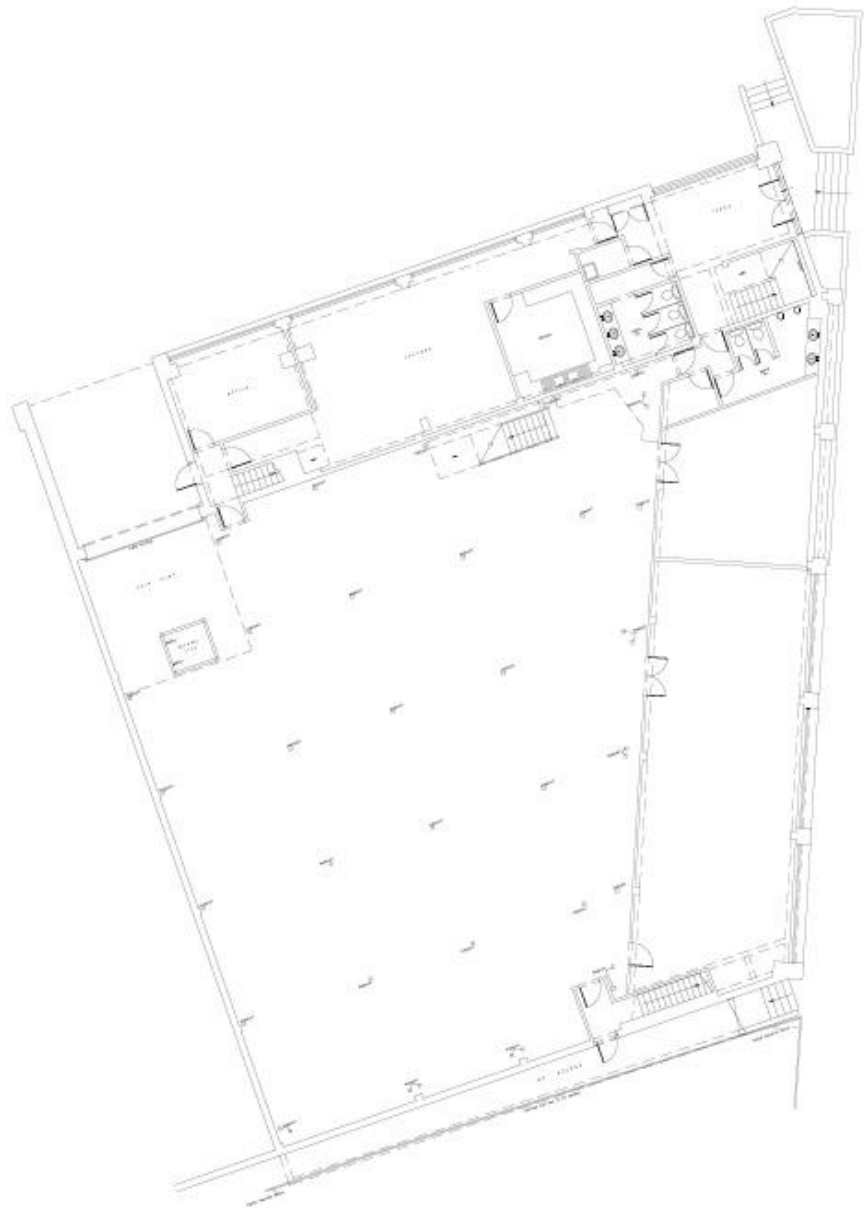
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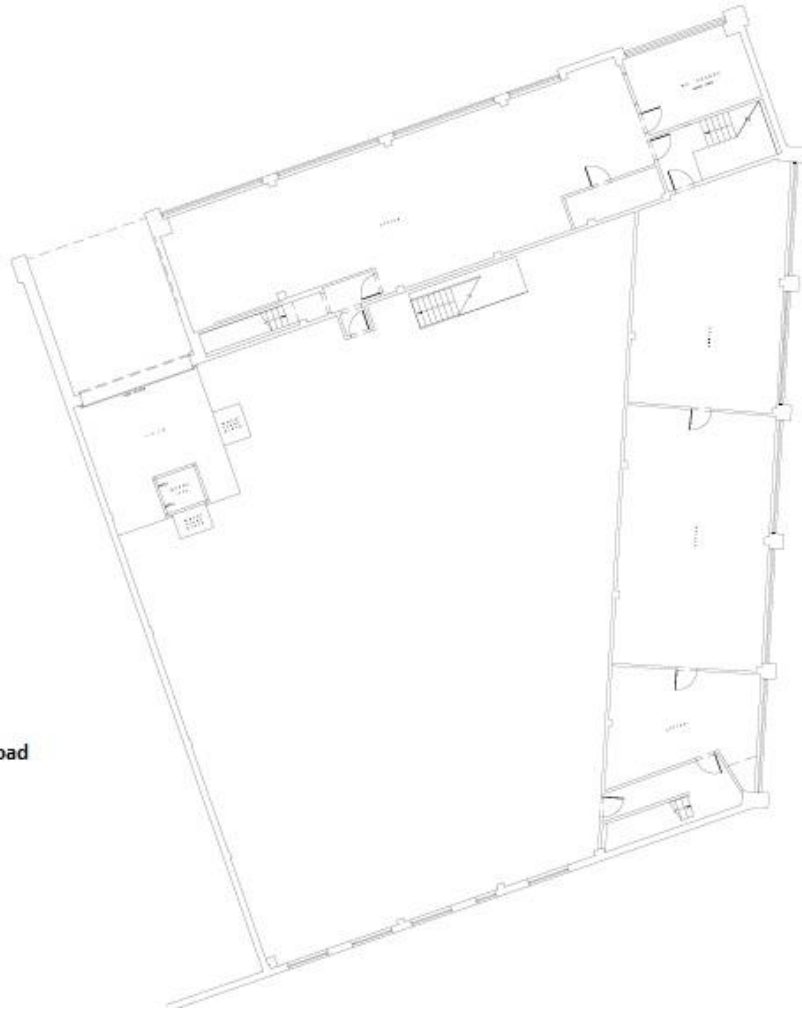
Mark Belsham

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**307-309 Merton Road
Floor Plan Unit 6
Ground Floor**



307-309 Merton Road
Floor Plan
Unit 6
1st Floor

