

## INDUSTRIAL / WAREHOUSE UNIT TO LET

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

**5,197 sq ft**  
Or  
**6,886 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 and HSS Hire.



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

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](http://www.hng.co.uk)

## AMENITIES

We noticed the following amenities:

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



## ACCOMMODATION

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

### **UNIT 4 307-309 Merton Road**

Ground floor approx	4,606 sq ft	
1 <sup>st</sup> floor office approx	591 sq ft	
Mezzanine approx	1,690 sq ft	constructed by previous tenant
<b>Total approx</b>	<b>6,887 sqft</b>	<b>including mezzanine</b>
	<b>5,197 sq ft</b>	<b>excluding mezzanine</b>
		<b>plus covered loading bay 370 sq ft</b>

## BUSINESS RATES

### **Unit 5, 307-309 Merton Road SW18 7JS**

Warehouse and premises

Rateable Value £60,000

**Payable approx. £31,920 per annum for year ending April 2021**



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

### ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Band C - 67

### SERVICE CHARGE

Approx 49p/ sq ft for current year Ending December 2020

### VAT

The premises are VAT registered and VAT is payable.

### TERMS

The premises are available on a new lease on FRI terms.

There is a lease in place till November 2020 however the premises have been vacated. Possession is from November 2020 or earlier by separate negotiation.

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

£21.00 sq ft equating to £109,137pax

### 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