



**TO LET**  
**7,259** <sup>sq.ft.</sup>  
**(674.40 sq.m.)**

**INDUSTRIAL UNITS  
WITH OFFICES &  
SECURE YARD/PARKING**

**UNITS 1 2 3**  
**WIMBLEDON STADIUM BUSINESS CENTRE**  
**RIVERSIDE ROAD, LONDON SW17 0BA**

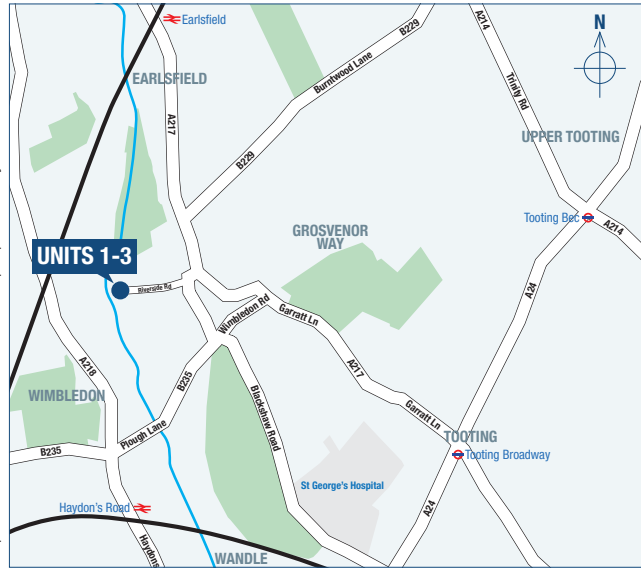


[www.as-r.co.uk](http://www.as-r.co.uk)

## LOCATION

The property is situated on Riverside Road, on the Wimbledon Stadium Business Centre, close to the A217, Garratt Lane. Earlsfield Railway station is approximately ¼ of a mile to the north, whilst Tooting Broadway Underground station (Northern Line) approximately 1.1 mile to the south east. The property is approximately 2½ miles north of Wimbledon town centre, with its wide range of retail, office and leisure facilities.

The estate is adjacent to the new Plough Lane development, comprising a mix of residential, commercial and leisure uses and the new stadium for AFC Wimbledon.



## DESCRIPTION

Unit 1 is a modern, end of terraced warehouse unit with offices to 1st and 2nd floors above. It comprises good quality warehouse to ground floor, with a roller shutter door and 3.80m eaves height. The offices to the upper floors are well presented with raised floors, air conditioning, double glazing and perimeter trunking.

Units 2 and 3 comprise mid and end-terrace, single storey, light industrial/workshop units adjacent to Unit 1. The units have a full height roller shutter door to each unit, together with an eaves height of just under 5.00m.

## AMENITIES

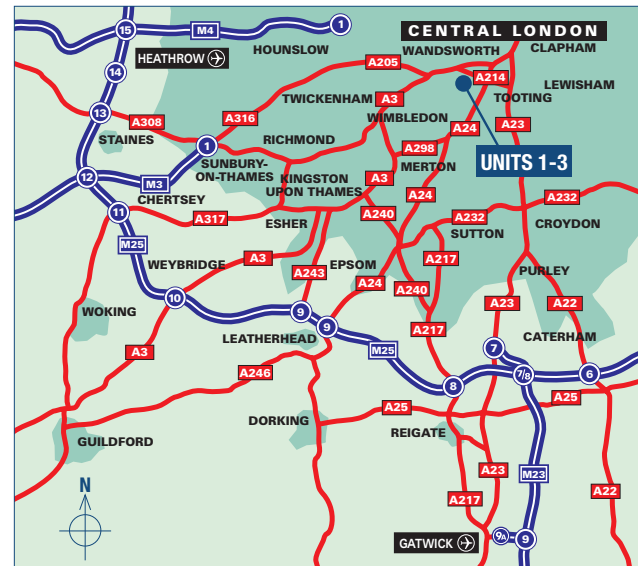
- 3 warehouse/workshop units
- Air conditioned offices above Unit 1
- Roller shutter doors to each unit
- Secure fenced yard/parking for up to 16 vehicles

## TENURE

A full repairing and insuring lease on terms to be agreed.

## VAT

To be confirmed.



## ACCOMMODATION

UNIT 1	Sq.ft.	Sq.m.
GF Industrial	1,856	172.41
FF Office	1,664	154.62
SF Office	763	70.89
<b>Sub Total</b>	<b>4,283</b>	<b>397.92</b>
UNIT 2	Sq.ft.	Sq.m.
GF Industrial	1,360	126.31
UNIT 3	Sq.ft.	Sq.m.
GF Industrial	1,296	120.36
Mezzanine Office	321	29.81
<b>Subtotal</b>	<b>1,616</b>	<b>150.17</b>
<b>TOTAL</b>	<b>7,259</b>	<b>674.40</b>

## RENT

£160,000 per annum exclusive

## RATES

2017 List Rateable Values:

Unit 1 GF - £15,250 (offices & premises)

Unit 1 FF - £12,750 (offices & premises)

Units 2 & 3 - £28,000 (workshop & premises)

Source: VOA

Transitional relief may be available. Interested parties are recommended to make their own enquiries with Wandsworth Council.

## EPC

Unit 1 – Band D (96)

Units 2-3 – Band E (113)

## LEGAL COSTS

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



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give 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 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; (iii) 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 Maps not to scale. April 2021.

## VIEWING

Strictly by appointment through sole agents:-

## CONTACT

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