



## INDUSTRIAL PREMISES - TO LET

- 12,391 Sq Ft (1,151.12 Sq M)
- £225,000 per annum exclusive

## Key Features

- Electrically operated roller shutter door
- 3 phase power
- Eaves height 6.5m (underside of eaves)
- Air conditioning to offices
- Gas fired central heating to offices
- Secure hardstanding yard
- Dedicated car parking

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Description

The detached property is of portal frame construction, beneath a pitched roof.

## Location

The property is situated on Endeavour Way, just off Durnsford Road (A218) and Garratt Lane (A217). Wimbledon Town Centre is approximately 1 mile away.

Haydons Road Mainline BR Station and Wimbledon Park Underground (District Line) are in close proximity, as is Earlsfield Mainline BR Station.

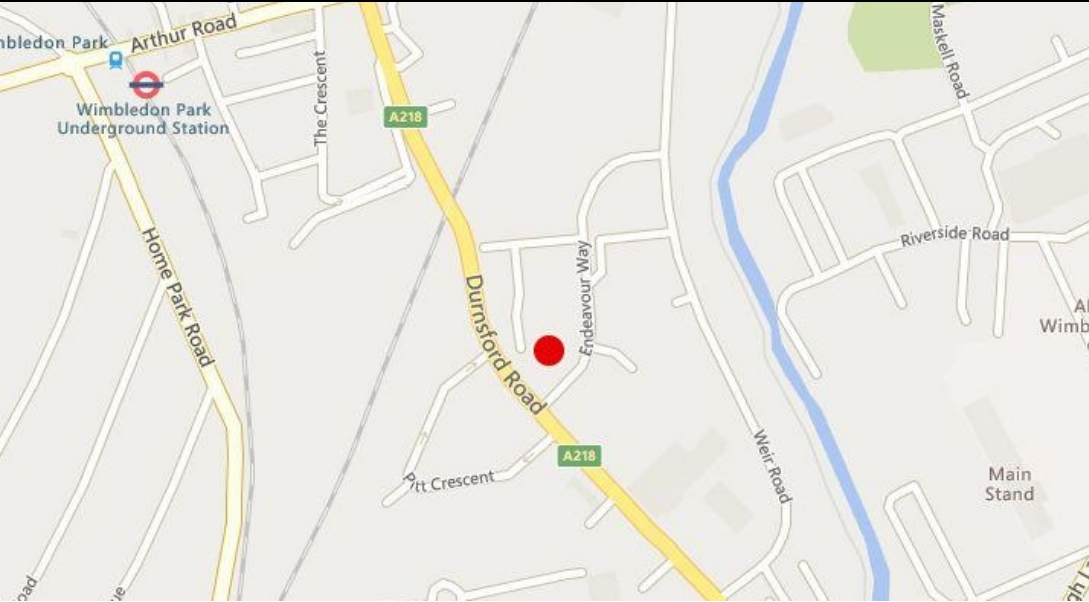
## Accommodation

The premises have the following approximate floor areas.

Internal Area	Sq Ft	Sq M
Ground Floor	9,328	866.57
First Floor	3,063	284.55
<b>Total Gross Internal Floor Area</b>	<b>12,391 Sq Ft</b>	<b>1,151.12 Sq M</b>

External Area	Sq Ft	Sq M
Yard	11,504	1,068.72
Dedicated Parking	3,217	298.86

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The premises are available on a new Underlease for a term to be agreed, expiring no later than 17/09/2028.

## Rent

£225,000 per annum exclusive

## Rates

According to the Government website the property has a 2023 Rateable Value of £149,000. Therefore, the rates payable for the current financial year for 2023-2024 are £76,288.

NB: The rates actually payable may be subject to transitional relief.

## Virtual Tour

<https://www.youtube.com/embed/R-1MTqAWtoo>

## VAT

The property has been elected for VAT.

## EPC

The property has a current rating of D (89).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



### Morgan Pérez

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020 8401 1000

### Paul Harwood

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