

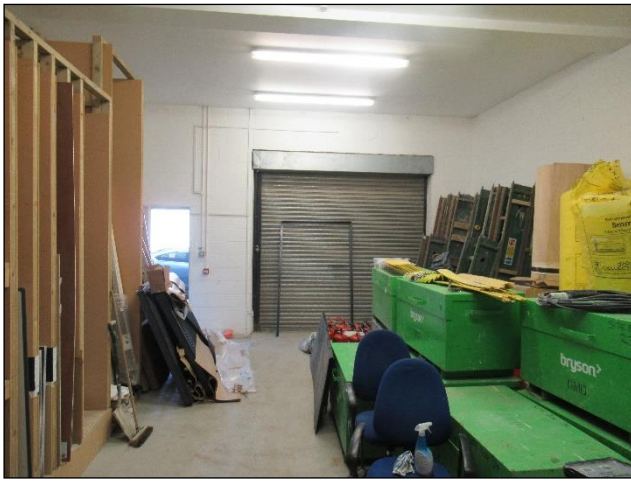


**TO LET  
INDUSTRIAL UNITS WITH OFFICES  
WITH SECURE YARD/PARKING**

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



**7,259 sq. ft. (674.40 sq. m.)**



## 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 ¾ of a mile to the north, whilst Tooting Broadway Underground station (Northern Line) approximately 1.1 mile to the south east.

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

A self-contained complex of 3 industrial units with good quality air conditioned offices to 1<sup>st</sup> & 2<sup>nd</sup> floors above unit 1. Concrete framed construction with brick elevations. Unit 1 eaves of 3.8m with Units 2 & 3 of over 5m eaves.

## 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 (GIA)

### Unit 1

GF Industrial: 1,856 sq. ft. (172.41 sq. m.)  
 FF Office: 1,664 sq. ft. (154.62 sq. m.)  
 SF Office: 763 sq. ft. ( 70.89 sq. m.)  
**Sub Total: 4,283 sq. ft. (397.92 sq. m.)**

### Unit 2:

GF Industrial: 1,360 sq. ft. (126.31 sq. m.)

### Unit 3:

GF Industrial: 1,296 sq. ft. (120.36 sq. m.)  
 Mezzanine Office: 321 sq. ft. ( 29.81 sq. m.)  
**Sub Total: 1,616 sq. ft. (150.17 sq. m.)**

**Total: 7,259 sq. ft. (674.40 sq. m.)**

## 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.

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they give notice that:

- VAT may be applicable.
- 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;
- 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

March 2021



## EPC

To be advised.

## LEGAL COSTS

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

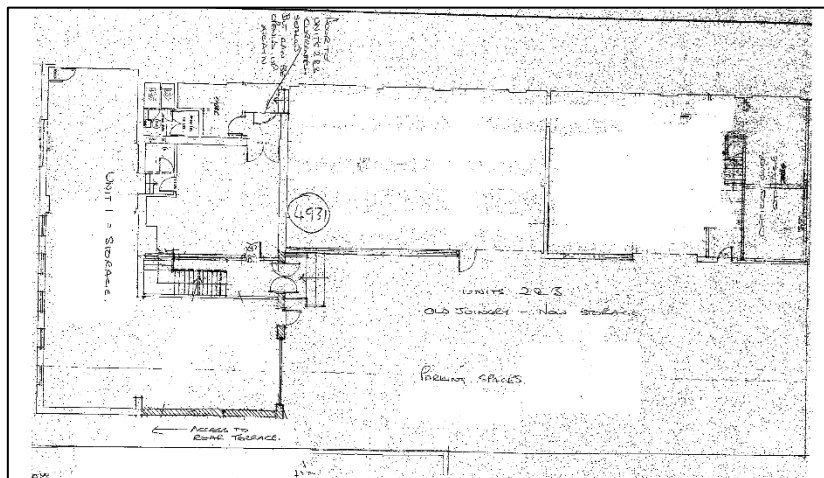
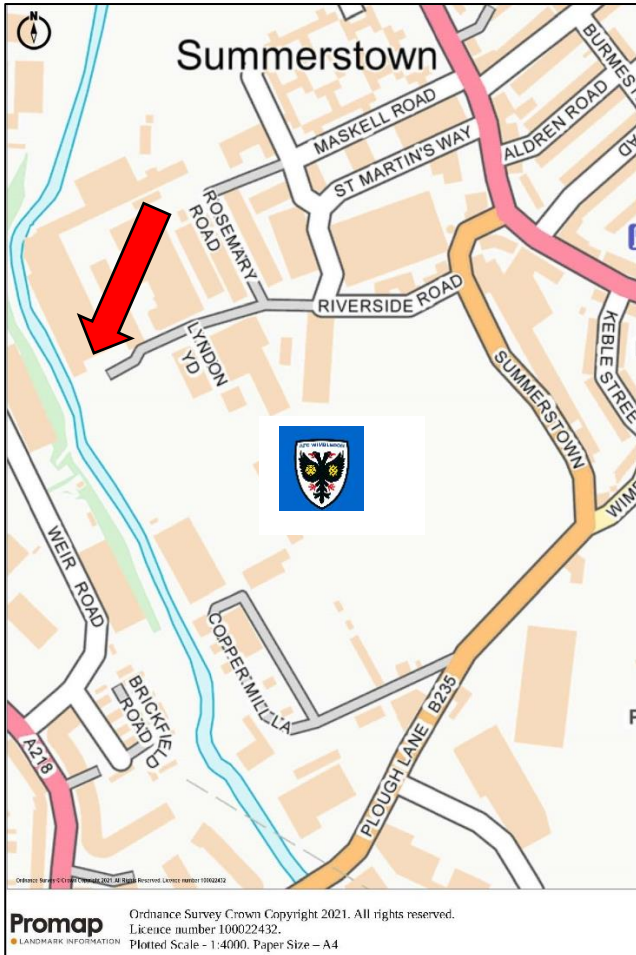
## VIEWING

Strictly by appointment through Sole Letting Agents:-

**andrew scott robertson**  
**24 High Street**  
**Wimbledon Village**  
**SW19 5DX**

**Contact: Stewart Rolfe**  
**Tel: 020 8971 4999**

[commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)



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