



CLASS E WORKSHOP UNITS IN A BUSINESS ESTATE
TO LET
SULIVAN ENTERPRISE CENTRE, SULIVAN ROAD, LONDON, SW6 3DJ



The Complete Property Service

020 8748 6644

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- LOCATION MAP
- STREET VIEW

Location

Sullivan Business Enterprise is a private estate situated off Sullivan Road which is through rout connecting Broomhill Road and Peterborough Road, the units are also within walking distance from Wandsworth Bridge Road and Imperial Wharf at Sands End which offers wealth of cafés, restaurants, and shop facilities.

The area enjoys the benefit of excellent road communications with Wandsworth Bridge Road offering links to Fulham Broadway in the north and Wandsworth to the south. Imperial Wharf station offers TFL Overground and Network Rail services via Earls Court to the north and Clapham Junction to the south while numerous bus routes pass along neighbouring thoroughfares offering access to nearby centres.

Description

The units forms part of a two-storey development of small business units of brick and block cavity wall construction having concrete slabs at each level beneath a flat roof assumed to be covered with asphalt.

All the vacant units are located on the ground floor levels with units 1A&2 benefit from shared WC facilities within the development and unit 8 is self-contained with its own WC and kitchenette facilities. All the unit are considered to be well secured with triple locks and there is also a service lift servicing the units on the first floor.

User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Unit 1 has an EPC rating of 110 (E). Unit 2 has an EPC rating of 98 (D).
Unit 5 has an EPC rating of 65 (C). Unit 8 has an EPC rating of 55 (C).

Accommodation Schedule/Rent: exclusive of other outgoings.

Unit	Net Internal Floor Area	Annual Rent
1A	415 sq. ft. – 38.55 sq. m.	£11,400 pa
2	465 sq. ft. – 43.19 sq. m.	£12,750 pa
5	886 sq. ft. – 82.30 sq. m.	£24,350 pa
8	760 sq. ft. – 70.60 sq. m.	£20,900 pa

Rateable Value:

We are advised by the VOA website that the property:

Unit 1A has been reassessed.	Unit 2 Rateable Value of, £7,400
Unit 5 Rateable Value of, £13,750	Unit 8 Rateable Value of, £11,500

however, interested parties should make their own enquiries of the rates payable.

Terms:

A new effective internal repairing and insuring tenancy with flexible terms, any tenancy will be contracted outside the security of tenure provisions in part 2 of the Landlord & Tenant Act 1954.

Legal

The incoming tenant will be responsible for the Landlords legal costs as well as their own.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

VAT

Not applicable.

Important Notice

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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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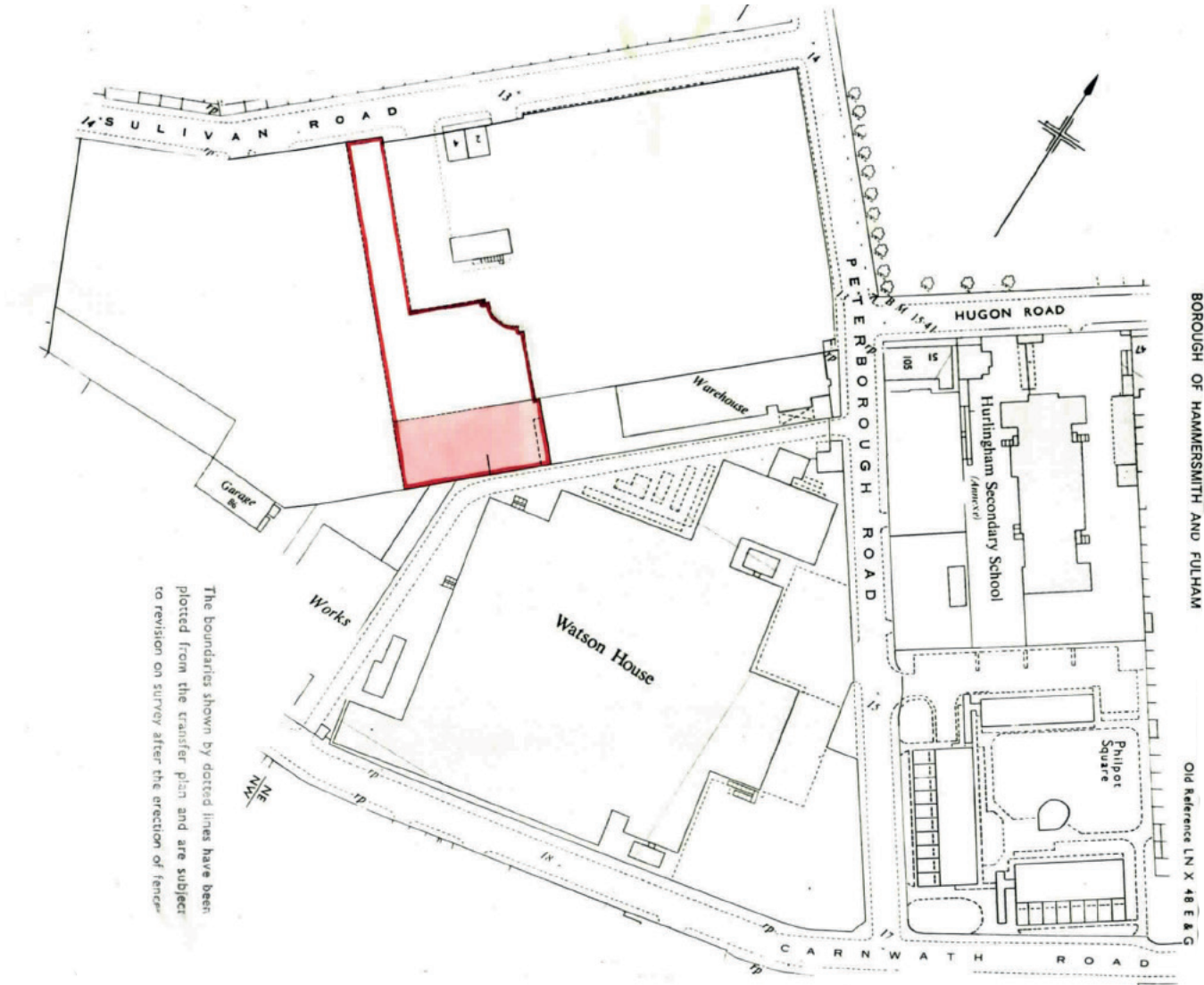
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The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey after the erection of fence.



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