



LIGHT INDUSTRIAL/STORAGE UNIT
TO LET £30,000 PER ANNUM
23A THE SWAN CENTRE, ROSEMARY ROAD, SW17 0AR

 **Willmotts**

The Complete Property Service

020 8748 6644

- OPEN PLAN SPACE SUITABLE FOR VARIOUS USES
- DETACHED BUILDING, 3 FLOORS
- APPROX. 1,389 SQ. FT. (129.04 SQ. M.)
- ROLLER SHUTTER DOORS ON GROUND LEVEL

Location

The subject property is located within the popular Swan Centre, an industrial estate located 0.2 miles to the west of Garratt Lane (A217) between Wimbledon and Tooting Bec. The premises is served by Earlsfield Station (0.7 miles – Southwestern Railway), Haydons Road Station (0.8 miles – Thameslink), and Wimbledon Park (1.3 miles – District Line). Bus links are accessible via Garrett Lane, including the 44 to Victoria/Tooting and the 270 to Putney Bridge/Mitcham. The A24 is 1.1 miles east of the site which provides vehicular access north-east towards Clapham, and south-west towards Morden/Worcester Park.

Description

The premises comprise a detached building constructed over ground and two upper floors. It is of steel frame with part brick, part metal cladding. The ground floor benefits from a wide roller-shutter door, an existing WC and open plan space suitable for light production or storage purposes. The upper floors lend themselves to office, ancillary or additional storage space.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

Energy performance certificate has a rating of E(109). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £10,250.00; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	39.39	424
First Floor	48.03	517
Second Floor	41.62	448
Total	129.04	1,389

Terms

£30,000 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

TBA

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

Local Authority

London Borough of Wandsworth.

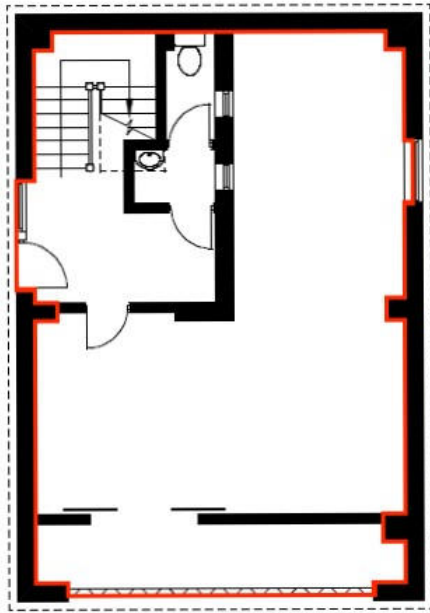
AML

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

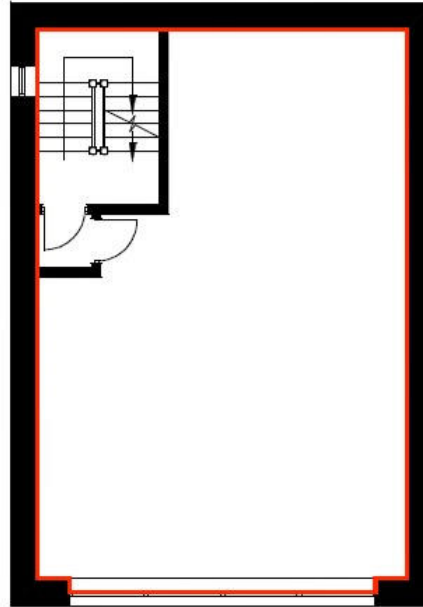
Important Notice

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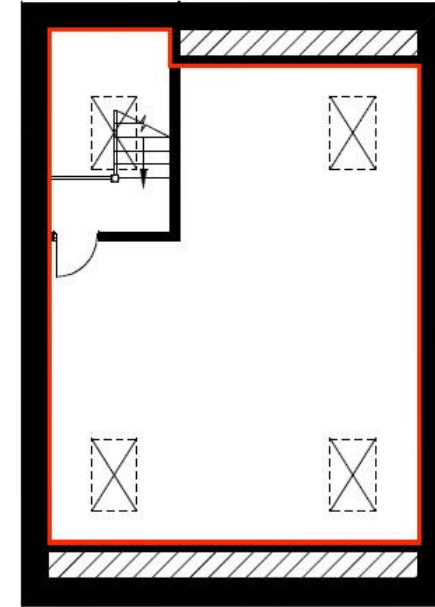
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Ground Floor



First Floor

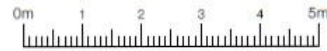


Second Floor

OS Map extract Crown Copyright
Metric Scale 1 : 1250
Location at Ground Floor Level



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Scale in meters
A4 Print Size 1:100

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Viewing

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

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