WAREHOUSE / INDUSTRIAL UNIT TO LET

56 Weir Road
Durnsford Road Industrial Estate
Wimbledon, SW19 8UG

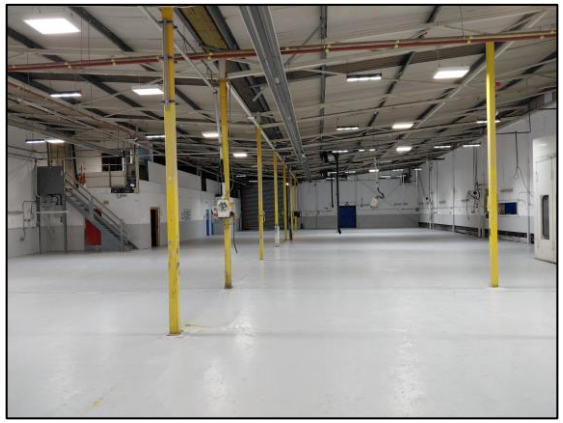
11,392 sq. ft (1,058 sq. m.)



andrew scott robertson commercial

Former Vehicle Service and Repair Centre

The Property Ombudsman
PROFESSIONAL PROPERTY PEOPLE
RICS Regulated by RICS



LOCATION

The property is located on Weir Road, part of the well established Durnsford Road Industrial Estate, just off Durnsford Road (A218) and close to Garratt Lane (A217). Wimbledon Town Centre is approximately one mile to the south.

Haydons Road mainline railway station and Wimbledon Park Underground Station (District line) are in close proximity, as is Earlsfield mainline railway station.

DESCRIPTION

The property comprises a detached industrial unit of profiled metal sheet elevations around a steel frame under butterfly pitched roofs with central valley gutters.

The unit is served by full height roller shutter loading doors. The site was previously used for vehicle service and repair.

AMENITIES

- Rear Unit Eaves Height – 6.188 m/ Valley Height – 5.037 m
- Car Parking Spaces and yard area
- Site Reception offices

LEASE

New lease available on terms to be agreed.

ACCOMMODATION

Rear Unit No. 56
Ground & Mezzanine
11,392 sq. ft. (1,058 sq. m.) **GIA**

USE

B2 / Class E .
Suitable for a variety of industrial/ storage uses.

VAT

The property is not elected for VAT.

EPC

Rear Unit (56) B30
(expires 26/09/2033)

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56 Weir Road
Durnsford Road Industrial Estate
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SW19 8UG

Rent: £153,792 per annum exclusive

Strictly by appointment via Sole Agents:
Andrew Scott Robertson
Contact: **John King**
Tel: **020 8971 3800**
Email: **commercial@as-r.co.uk**

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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**
(iii) **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;**
(iv) **no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property**

September 2026

BUSINESS RATES

Rateable Value: £280,000 (2023 List)
UBR 2025/26 - £0.546p in the £
Source: VOA website.
Interested parties should make their own enquiries with Merton Council to confirm the rates payable

EPC

Energy performance certificate (EPC)

56 Weir Road LONDON SW19 8UG	Energy rating **B**	Valid until:	26 September 2033
		Certificate number:	8882-3753-7102-0320-5217

Property type	Offices and Workshop Businesses
Total floor area	1,214 square metres

Rules on letting this property

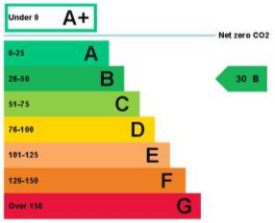
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



SITE PLAN – not to scale



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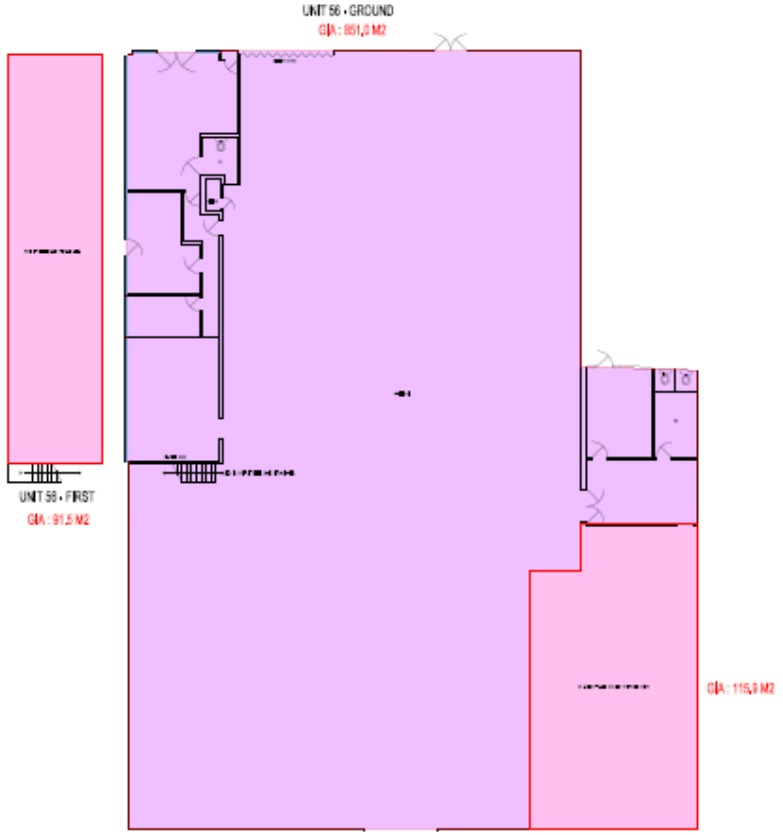
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Rear Yard



Floor Plan



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