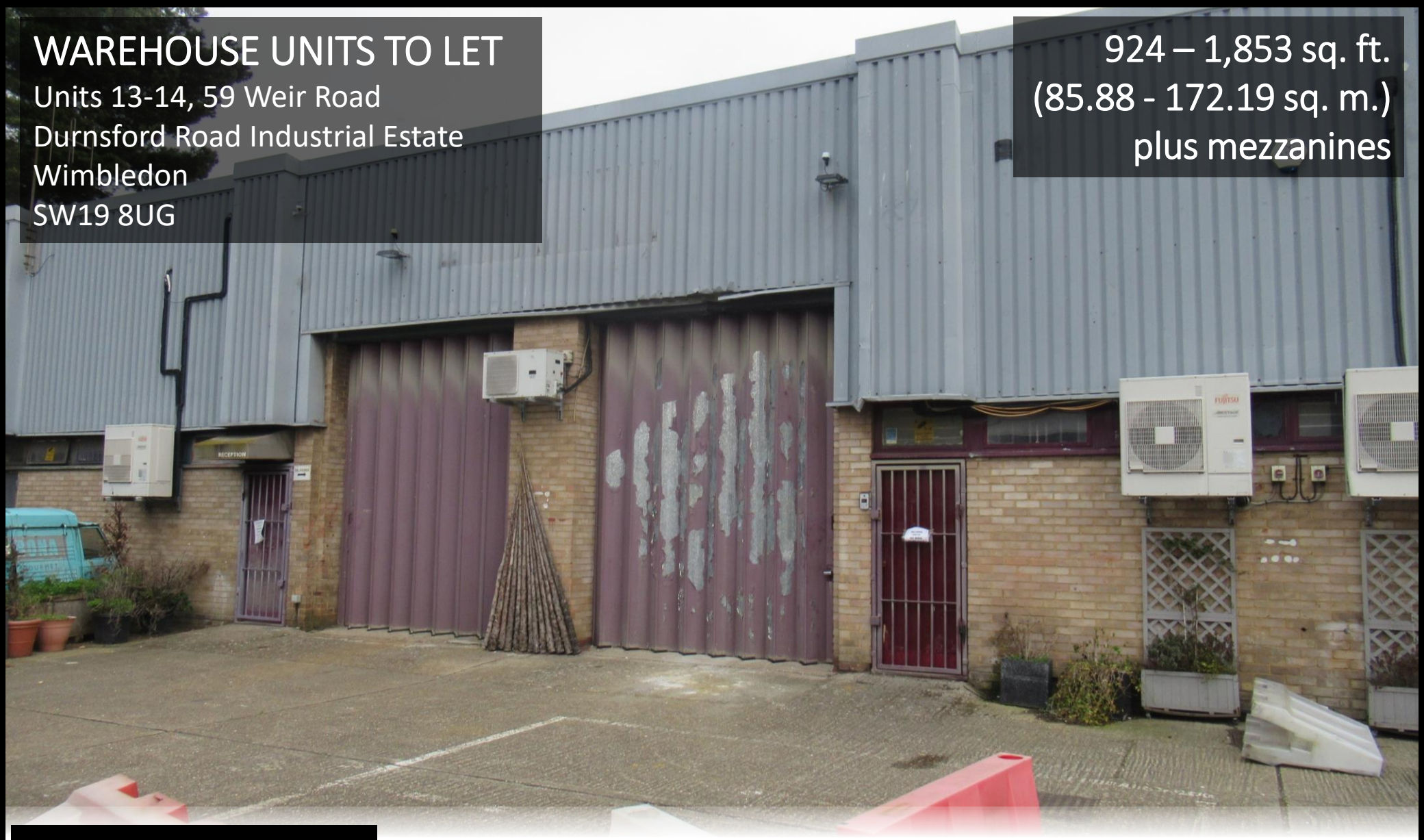
WAREHOUSE UNITS TO LET

Units 13-14, 59 Weir Road
Durnsford Road Industrial Estate
Wimbledon
SW19 8UG

924 – 1,853 sq. ft.
(85.88 - 172.19 sq. m.)
plus mezzanines



andrew scott robertson commercial

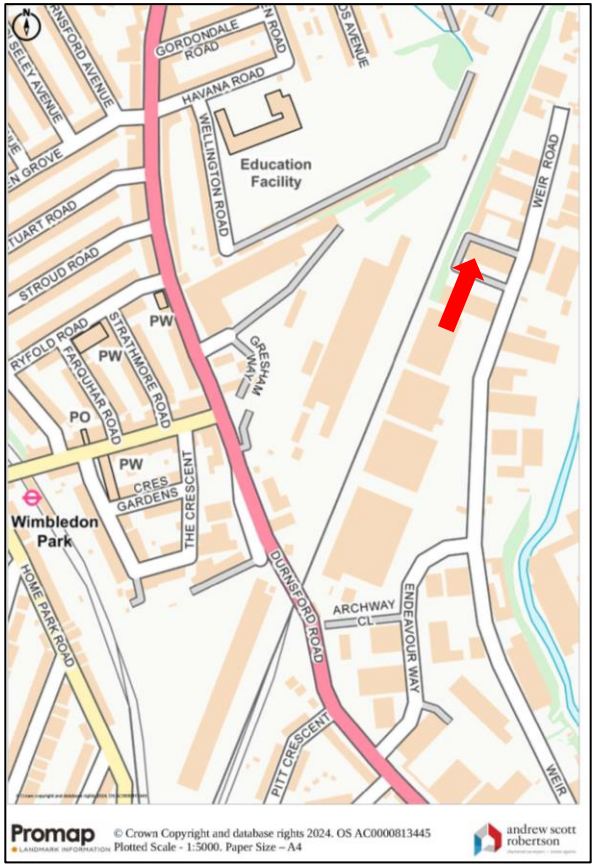
3 PARKING SPACES TO EACH UNIT & SHARED YARD
AVAILABLE SEPARATE OR COMBINED

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION PLAN



USE

B2 / B8. Suitable for a variety of uses.

EPC

Unit 13 – Band D (76) Expires 18 March 2035
Unit 14 – Band E (101) Expires 10 March 2035

LOCATION

The property is located on the long 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 properties comprise 2 adjacent mid-terrace warehouse/industrial units of brick clad and profiled metal sheet elevations around a steel framed structure under a mono-pitch roof, together with concertina loading doors to the front. Ancillary offices are provided within each unit, on a subsequently installed mezzanine floor.

AMENITIES

- Mezzanine floors total 617 sq. ft. (57.31 sq. m.)
- 3 allocated parking spaces directly outside each unit.
- Eaves heights of 4.659m rising to 5.923m.
- 3 phase supply (100 Amp per phase).
- Part air conditioned

RENTS

Unit 13	**£20,000 per annum exclusive**
Unit 14	**£19,000 per annum exclusive**
Combined	**£37,000 per annum exclusive**

VAT

The properties are not elected for VAT.

LEASE

New lease(s) available on terms to be agreed.

ACCOMMODATION

Unit 13	
Ground (GIA)	929 sq. ft. (86.31 sq. m.)
Mezzanine (GIA)	87 sq. ft. (8.08 sq. m.)
TOTAL	**1,016 sq. ft. (94.39 sq. m.)**
Unit 14	
Ground (GIA)	924 sq. ft. (85.88 sq. m.)
Mezzanine (GIA)	530 sq. ft. (49.23 sq. m.)
TOTAL	**1,454 sq. ft. (135.11 sq. m.)**
Combined	
Ground (GIA)	1,853 sq. ft. (172.19 sq. m.)
Mezzanine (GIA)	617 sq. ft. (57.31 sq. m.)
TOTAL	**2,470 sq. ft. (229.50 sq. m.)**

RATES

There is currently a single assessment for the 2 units.
2026 List Rateable Value: £41,250
UBR 2026/2027 - £0.432p in the £.
Payable - £17,820
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable

LEGAL COSTS

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

UNIT 13







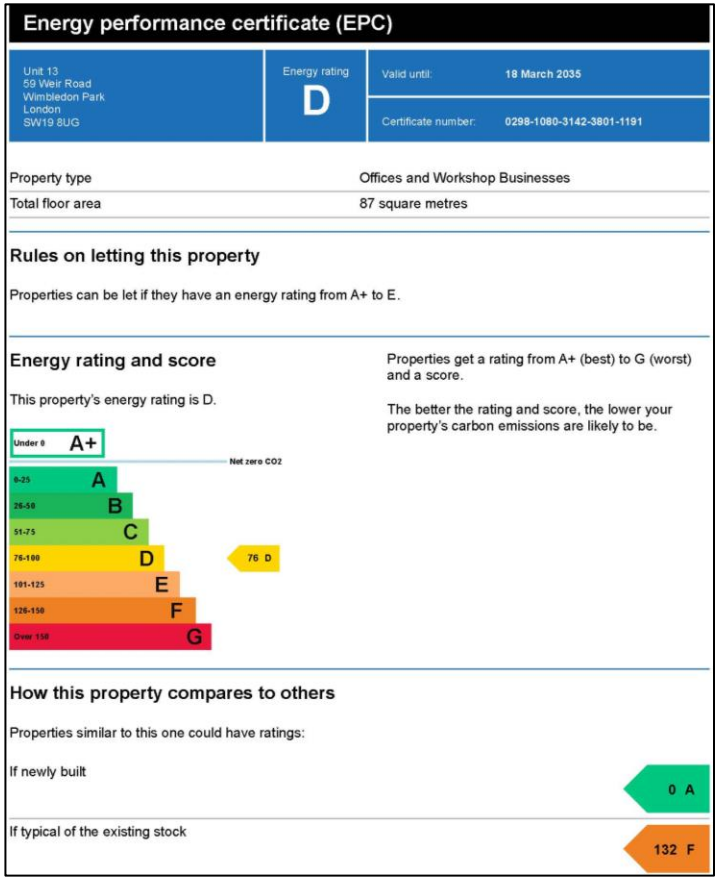
UNIT 14







EPCS



Energy performance certificate (EPC)

Unit 13
59 Weir Road
Wimbledon Park
London
SW19 8UG

Energy rating: **D**

Valid until: 18 March 2035

Certificate number: 0298-1080-3142-3801-1191

Property type	Offices and Workshop Businesses
Total floor area	87 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 D.

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.

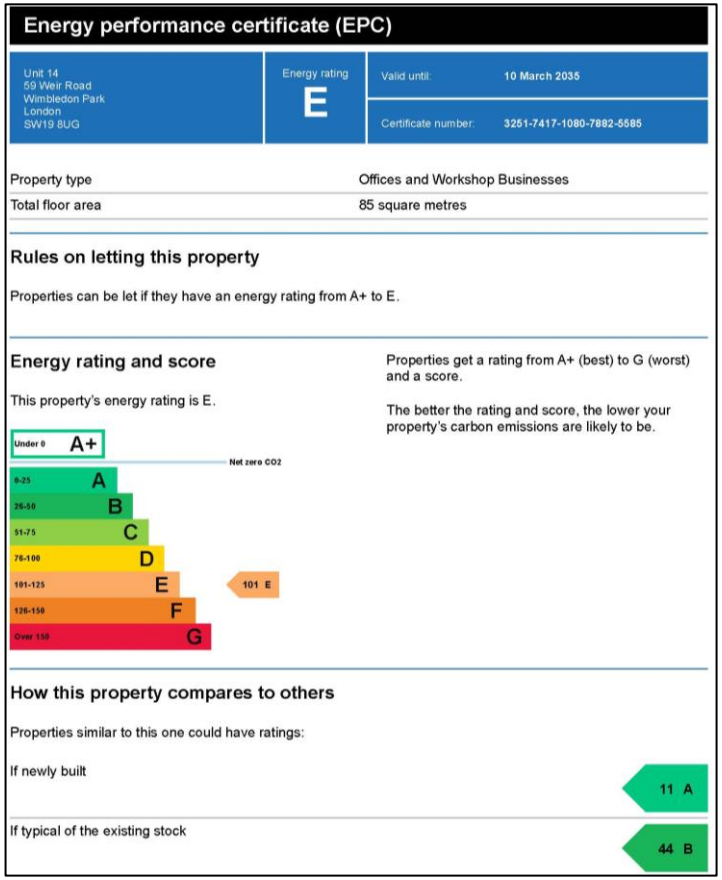
Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D — 76 D
101-125 E
126-150 F
Over 150 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 0 A

If typical of the existing stock: 132 F



Energy performance certificate (EPC)

Unit 14
59 Weir Road
Wimbledon Park
London
SW19 8UG

Energy rating: **E**

Valid until: 10 March 2035

Certificate number: 3251-7417-1080-7882-5585

Property type	Offices and Workshop Businesses
Total floor area	85 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 E.

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.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E — 101 E
126-150 F
Over 150 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 11 A

If typical of the existing stock: 44 B

WAREHOUSE UNITS TO LET

Units 13-14, 59 Weir Road
Durnsford Road Industrial Estate
Wimbledon
SW19 8UG

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
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

August 2026