FIRST FLOOR TO LET

Unit B, Gresham Way Industrial Estate
Durnsford Road
Wimbledon
SW19 8ED

6,418 sq. ft.
(596.25 sq. m.)

andrew scott robertson commercial

FLEXIBLE SPACE, IDEAL FOR A VARIETY OF USES WITH 5 PARKING SPACES

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION

The property is situated on the Gresham Way Industrial Estate, off Durnsford Road, a short walk from Wimbledon Park Underground station (District Line). Wimbledon town centre with its Train station and range of shopping and leisure facilities is just over 1 mile to the south-west. Plough Lane, with its Retail Park and AFC Wimbledon Stadium is approximately ¾ of a mile to the south-east.

DESCRIPTION

The accommodation is located to the first floor of this unt and comprises modern, predominantly open plan space, ideal for a variety of uses. The floor comprises part of the original construction, together with part metal grid raised mezzanine floor.

This floor is fully air conditioned, has a series of small meeting rooms, and benefits from unisex and disabled WC. The passenger lift provided access to both levels to this floor and is access via a self-contained ground floor entrance.

Externally, there are 5 dedicated parking spaces and a designated bike rack directly in front of the property.

AMENITIES

- Self contained first floor space
- Fully air conditioned
- Large open plan area with several smaller side rooms
- 5 allocated parking spaces and bike rack directly outside
- Dedicated passenger lift to both half levels of first floor
- 3 phase supply
- Fully fitted alarm system
- CCTV to the ground floor

USE

Class E (commercial, business and service uses). Suitable for a variety of uses, subject to the usual consents.

RENT

£85,000 per annum exclusive

ACCOMMODATION

Ground (NIA)	304 sq. ft. (28.25 sq. m.)
First (NIA)	6,114 sq. ft. (568.00 sq. m.)
TOTAL	**6,418 sq. ft. (596.25 sq. m.)**

TENURE

New lease on terms to be agreed.

USE

Class E (commercial, business and service uses). Suitable for a variety of uses, subject to the usual consents.

BUSINESS RATES

To be reassessed as currently single assessment for whole unit.

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

VAT

The property is elected for VAT.

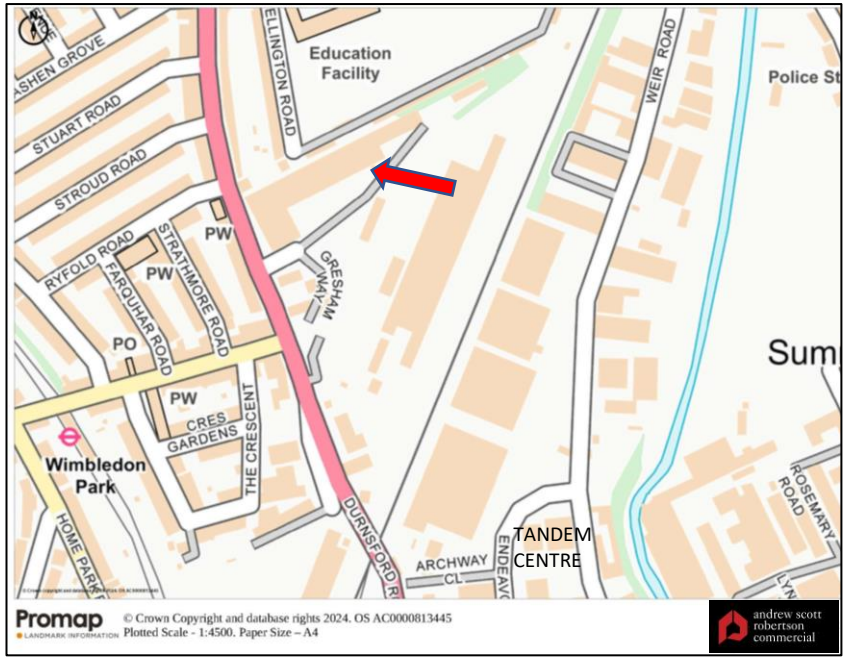
EPC

Band B (37). Expires 20 February 2034.

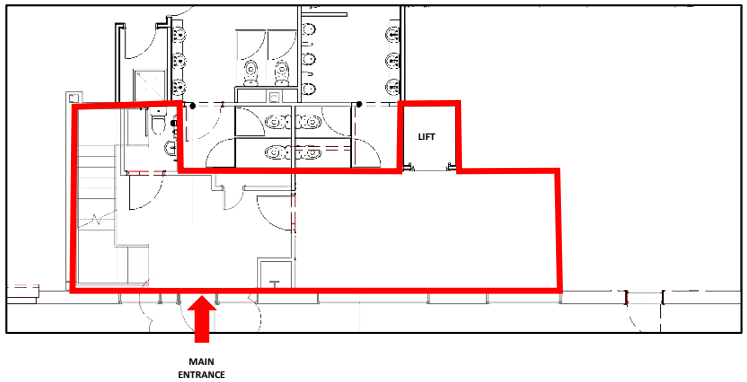
LEGAL COSTS

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

LOCATION PLAN



GROUND FLOOR PLAN



EPC

Energy performance certificate (EPC)

Unit B Gresham Way Industrial Estate Gresham Way LONDON SW19 8ED	Energy rating **B**	Valid until:	20 February 2034
		Certificate number:	2369-9292-5176-4510-1522

Property type	General Industrial and Special Industrial Groups
Total floor area	1,301 square metres

Rules on letting this property

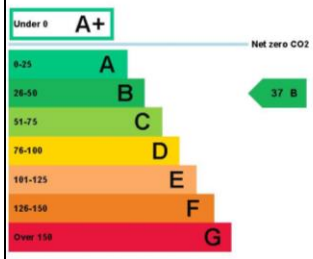
Properties can be let if they have an energy rating from A+ to E.

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.



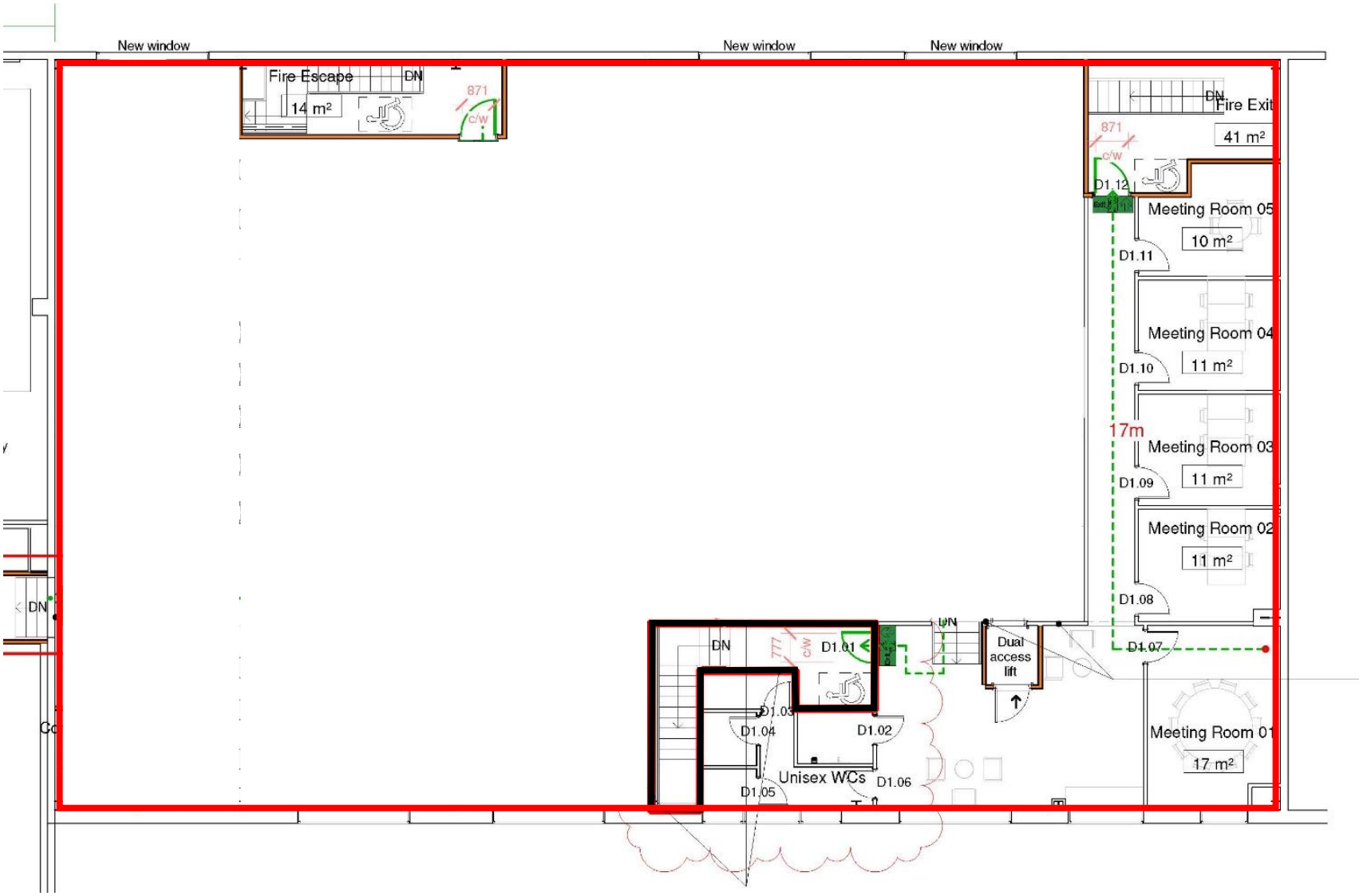
How this property compares to others

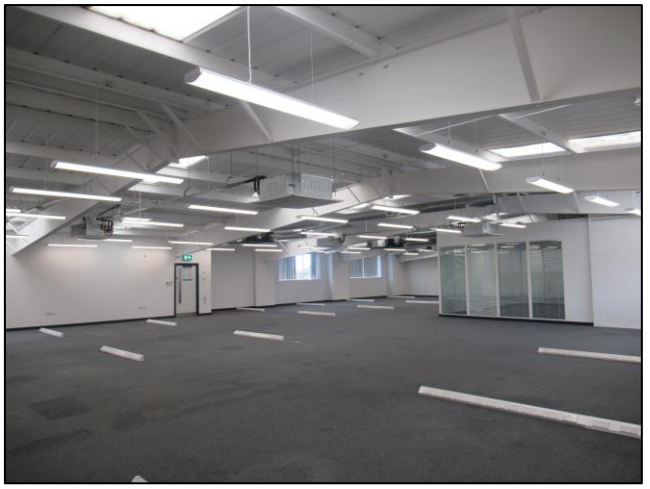
Properties similar to this one could have ratings:

If newly built 14 A

If typical of the existing stock 55 C

FIRST FLOOR PLAN





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Rent: £85,000 per annum exclusive

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Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
020 8971 3800
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

October 2026