



## **SUMMERSTOWN, LONDON** To Let

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POPULAR LIGHT INDUSTRIAL ESTATE

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**GROUND FLOOR: 2,389 SQ FT / 221 SQ M**

UNIT 33  
SUMMERSTOWN  
LONDON  
SW17 0BQ



## Location

Unit 33 is situated on a popular light industrial estate on Summerstown in south west London. The estate is directly opposite the new AFC Wimbledon development at Plough Lane. Garrett Lane runs parallel to Summerstown and forms a main arterial route linking Wandsworth Town and Tooting Broadway.

Nearby is the Plough Lane retail park, which is home to established retailers such as Halfords, Pets At Home, Wicks and Lidl. At the junction of Summerstown and Garrett Lane there is a Tesco Express Store. A Waitrose supermarket is located close by on Alexandra Road. Earlsfield and Wimbledon mainline rail stations, which provide direct links to London Waterloo and Guildford are within a 20 minute walk of the unit.

London Underground services (Northern Line) are available at Tooting Broadway, which is within a 15 minute walk of the unit. Tooting Market at Tooting Broadway offers a wide variety of cafes, bars and small eating establishments.



## Professional Costs

Each party to be responsible for their own legal and professional costs incurred.

## Description

A corner unit of steel portal frame construction and profile sheet cladding with the following specification:

- Single roller shutter loading door
- Minimum eaves height 2.6m
- Maximum clear internal height 3.8m
- Limited parking provision on the estate
- Mains services
- Strip lighting
- Potential to install a mezzanine storage level
- Gas space heater
- Male & Female WCs
- Existing office & staff room / kitchen in situ
- In an established industrial location

## Rent

£43,000 per annum exclusive (£18.00 per sq ft)

## Terms

The unit is available by way of a new lease on terms to be agreed.

## Service Charge

There is a service charge relating to the upkeep of the estate, communal areas, road maintenance and drainage. Further details are available on request.

## Business Rates

We understand the unit has a rateable value of £32,250. Rates payable are estimated at £15,834.75 (£6.63 per sq ft).

Interested parties are required to verify this information for themselves with the London Borough of Wandsworth

## EPC

We understand the unit has the following EPC rating:  
EPC Rating: D Score: 81

## VIEWINGS BY APPOINTMENT ONLY WITH THE LANDLORDS AGENTS:

**PHIL RICHARDS**  
Phil@breckergrossmith.co.uk  
07714 218449

Subject to contract  
July 2020

**Brecker  
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