



**SHW**

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**TO LET**

**FORMER CAR HIRE YARD AND OFFICES – 8,297 SQ FT (770.82 SQ M)**

**212 Durnsford Road, Wimbledon, SW19 8DR**

**DESCRIPTION**

The premises comprise a first-floor office space with ample parking to the front and an open yard to the rear. The site is securely fenced and gated.

The property has previously been used as a car hire depot but may be suitable for a variety of uses, subject to planning permission.

**LOCATION**

The yard is located in Wimbledon, South-West London, situated just off the A218. Wimbledon Park Tube Station is just a 4-minute walk away providing direct links into Central London via the District Line.

**ACCOMMODATION**

	SQ FT	SQ M
First floor offices	1,373	127.56
Yard/Parking	6,924	643.2
<b>Total</b>	<b>8,297</b>	<b>770.82</b>

Approximate gross internal areas.

**AMENITIES**

- Suitable for various uses
- Previous uses include car hire with ancillary offices
- Three phase electricity
- Located nearby Wimbledon Park Station
- On-site parking
- WC facility
- Secure estate

**RENT**

£60,000 per annum.

**RATES**

Interested parties should enquire with the local authority regarding business rates.

**VAT**

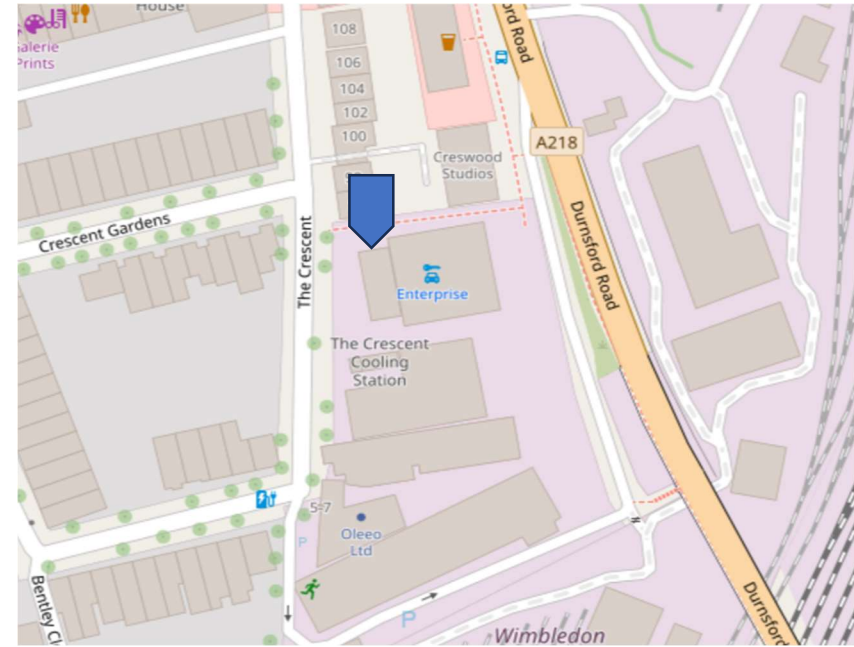
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared for the property and will be available shortly.



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