

SHW

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TO LET

OFFICE / WORKSHOP UNIT – 473 SQ FT (43.94 SQ M)

Unit 1B Wellington Works, Wellington Road, London, SW19 8EQ

DESCRIPTION

The premises comprises an end-of-terrace office/workshop unit of brick construction. The unit benefits from suspended ceilings, WCs, on-site parking, electric panel heating and double-glazed windows.

LOCATION

The premises are located on the Wellington Works industrial Estate, in Wimbledon Park, South-West London. Central Wimbledon is approximately 1.5 miles to the South and Central London approximately 6 miles to the North.

The nearby A24 and A3 provide swift access into Central London and out to the M25.

Nearby public transport links include:

- Earlsfield Railway Station (0.7 miles)
- Wimbledon Park Tube Station (0.4 miles)

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	473	43.94

AMENITIES

- Eligible for Small Business Rates Relief
- 0.4 miles to Wimbledon Park Tube (District Line)
- 0.7 miles to Earlsfield Railway Station
- On-site parking
- WC facilities
- Suspended ceilings

RENT

£15,000 per annum.

RATES

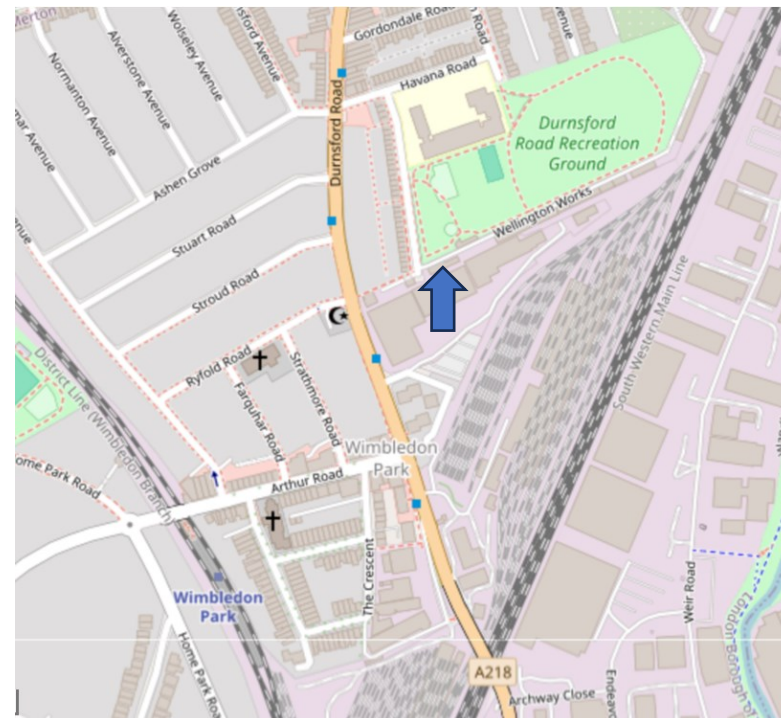
The property has a rateable value of £6,200 (2023).

VAT

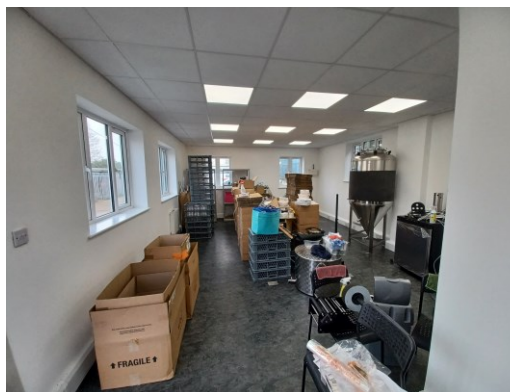
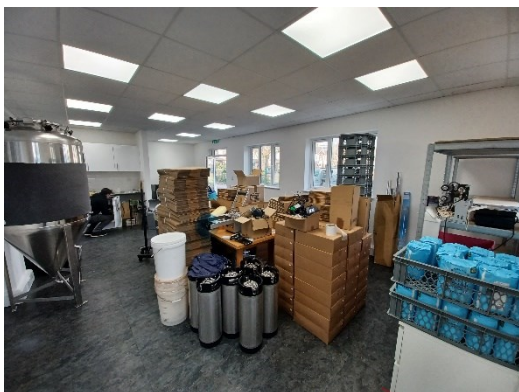
VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of D.



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