



RAC
Plough Lane
Coachworks

TO LET

**MAKING
PROPERTY
WORK**

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**INDUSTRIAL AND WAREHOUSE – 62 SUNNINGDALE ROAD, SUTTON, SURREY – 6,351 SQFT
(590.03 SQ M)**

SHW

Rent | £60,000 per annum plus VAT

DESCRIPTION

The premises comprise an industrial unit of brick construction under a steel trussed roof with insulated roof covering. The internal office accommodation has inset fluorescent light and carpeting and the unit benefits from male and female WC facilities. There is parking to the front of the unit.

LOCATION

The premises are situated in Sunningdale Road, which is located just off of Gander Green Lane, a short distance from its junction with the A217 which itself provides access to central London to the north and Junction 8 of the M25 to the south.

West Sutton Railway Station is approximately 0.35 miles to the south along Gander Green Lane which gives access to Wimbledon, Mitcham Junction and Sutton. Local amenities include Tesco and McDonald's which are approximately 0.42 miles to the north.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse & Office	5,699	529.4
Mezzanine	652	60.5
TOTAL	6,351	590.03

Approximate Gross Internal Area

AMENITIES

- On site car parking spaces
- Clear internal height in warehouse 3.72m
- Male and female WCs
- Gas supply
- Strip lighting
- Three phase electricity
- Manual roller shutter door approx. 3.95m x 2.67m high

RENT

£60,000 per annum plus VAT.

RATES

Rateable value is £27,250 (2017)

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal fees.

PLANNING

Occupation is subject to a change in planning use, which will need to be applied for by the incoming tenant.

EPC

The property has an EPC rating of C.

51-75

C

70 | C



VIEWINGS – 020 8662 2700

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