



## VACANT FREEHOLD WAREHOUSE PREMISES WITH YARD

**THE OLD PUMP HOUSE,  
5A LOMBARD ROAD  
WIMBLEDON  
LONDON  
SW19 3TZ**



**ACCOMMODATION: 5,686 SQ. FT. (528.21 SQ. M.)**  
**YARD: 4,443 SQ. FT. (412.78 SQ. M.)**



## **LOCATION**

The property is situated on the established Lombard Industrial Estate at South Wimbledon. The A24 (Morden Road) provides road access locally to the A3. The estate is serviced by good local transport links, with Morden Road Tramlink and South Wimbledon underground (Northern Line) station a short distance away.

## **DESCRIPTION**

The property comprises an older style warehouse with good quality offices to the ground and first floors.

Externally there is a good sized, secure yard with dual access ideal for either vehicle parking or materials storage.

## **AMENITIES**

- *On an established Industrial Estate.*
- *Available with vacant possession.*
- *Ideal for owner occupier or investor.*
- *Good size yard with 24 hours access.*
- *Office with WC's, shower & kitchen.*
- *Warehouse & separate WC's.*
- *3 Phase electricity supply.*

## **PLANNING**

Existing B1/B8.

## **ACCOMMODATION**

GF Ind. GIA: 1,829 sq. ft. (169.94 sq. m.)  
 GF Offices GIA: 1,128 sq. ft. (104.75 sq. m.)  
 FF Offices NIA: 2,057 sq. ft. (191.06 sq. m.)  
 Basement GIA: 522 sq. ft. (48.53 sq. m.)  
**TOTAL GIA: 5,686 sq. ft. (528.21 sq. m.)**

Yard: 4,443 sq. ft. (412.78 sq. m.)

## **GUIDE PRICE**

**£1,300,000.**

## **VAT**

We understand that the property is not elected for VAT.

## **TENURE**

Freehold with vacant possession

## **EPC**

Band G (161)

## **RATES**

2017 List Rateable Value: £17,000

Estimated rates payable 2017/18 - £7,922

Source: VOA

Interested parties are recommended to make their own enquiries with Merton Council.

## **LEGAL COSTS**

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

## **VIEWING**

Strictly by prior appointment with the sole agents:-

**ANDREW SCOTT ROBERTSON  
 COMMERCIAL DEPARTMENT  
 24 HIGH STREET  
 WIMBLEDON  
 LONDON SW19 5DX**

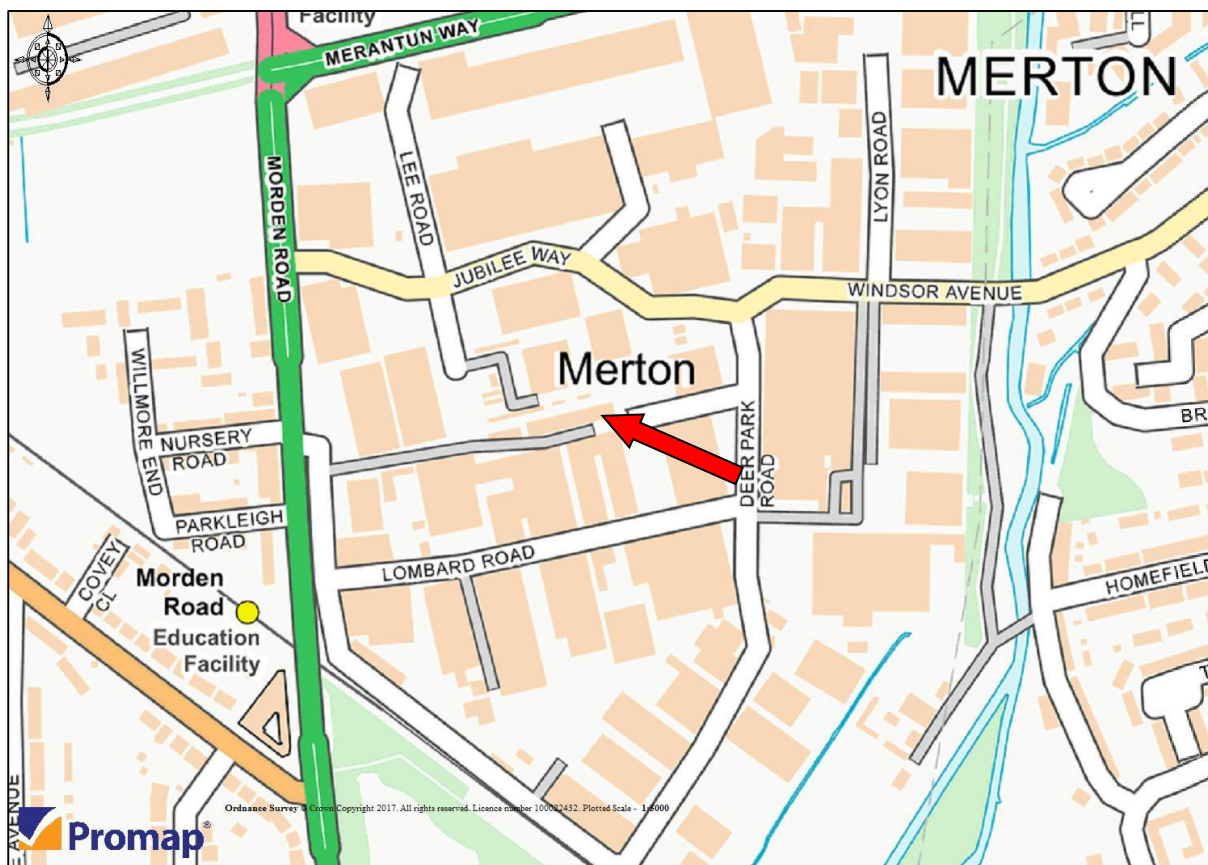
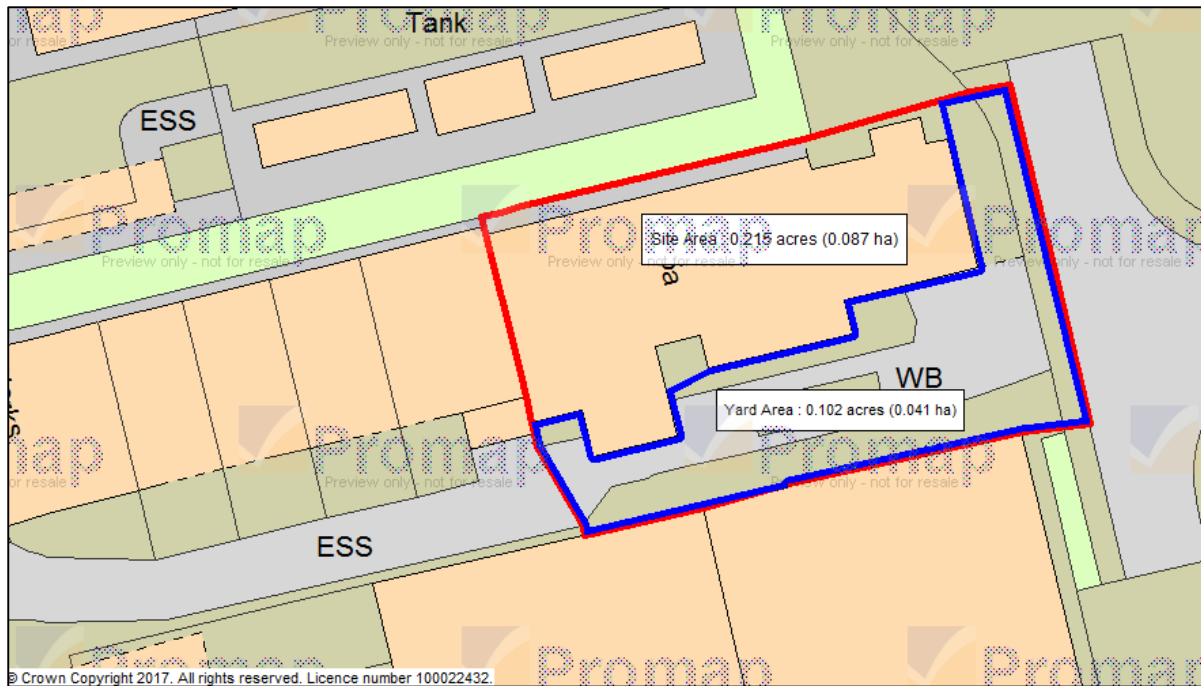
**Contact: Stewart Rolfe / Nick Vaile**

**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

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- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

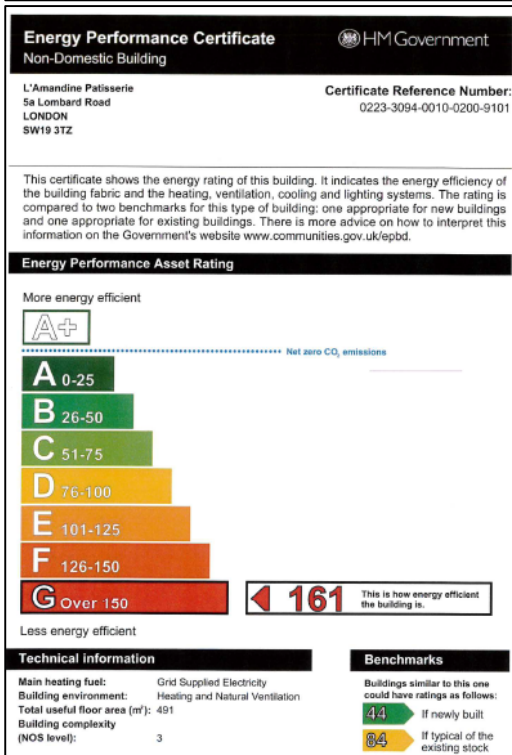
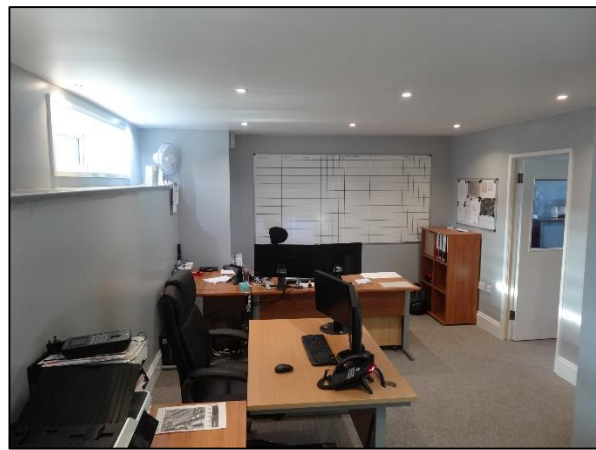


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November 2017





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