



**RARELY AVAILABLE MULTI LET INDUSTRIAL
INVESTMENT FOR SALE**

**23-25 LOMBARD ROAD
WIMBLEDON
SW19 3TZ**



**40,832 SQ. FT. (3,793.50 SQ. M.)
SITE AREA APPROX. 0.836 acres (0.338 hectares)
VARIOUS ASSET MANAGEMENT OPPORTUNITIES**

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 properties comprises a pair of adjoining older style warehouses with ancillary offices to the ground floor and part first floors.

23 Lombard Road comprises 3 units whilst 25 Lombard Road is split into 7 units.

Externally there is on-site parking around the units.

AMENITIES

- *On an established Industrial Estate.*
- *Low passing rents*
- *Potential for rental growth/redevelopment.*
- *Average unexpired lease term of 5.04 years (3.33 years to breaks)*

PLANNING

Existing B1/B8.

ACCOMMODATION

Total GIA 40,832 sq. ft. (3,793.50 sq. m.).
See below schedule.

VAT

We understand that the property is not elected for VAT.

TENURE

Freehold subject to various tenancies (see below).

Further details on request.

TENANCIES

The property is fully let producing a net rental income to £222,000 per annum.

ERV is considered to be circa £338,900 per annum. Reversionary yield of 7.12%.

GUIDE PRICE

Offers in excess of £4,500,000.

EPC

See below schedule. Copies of individual EPC's available on request.

RATES

2017 List Rateable Value:

See below schedule.

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.

NOTE

It may be possible to acquire 23 Lombard Road in isolation at £2.5M.

VIEWING

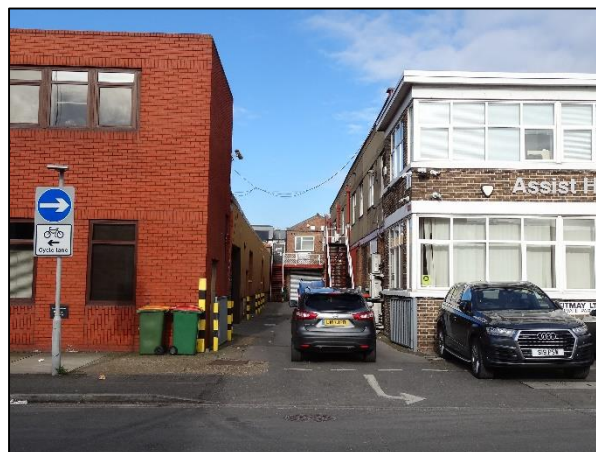
Strictly by prior appointment with the sole agents:-

**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



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:

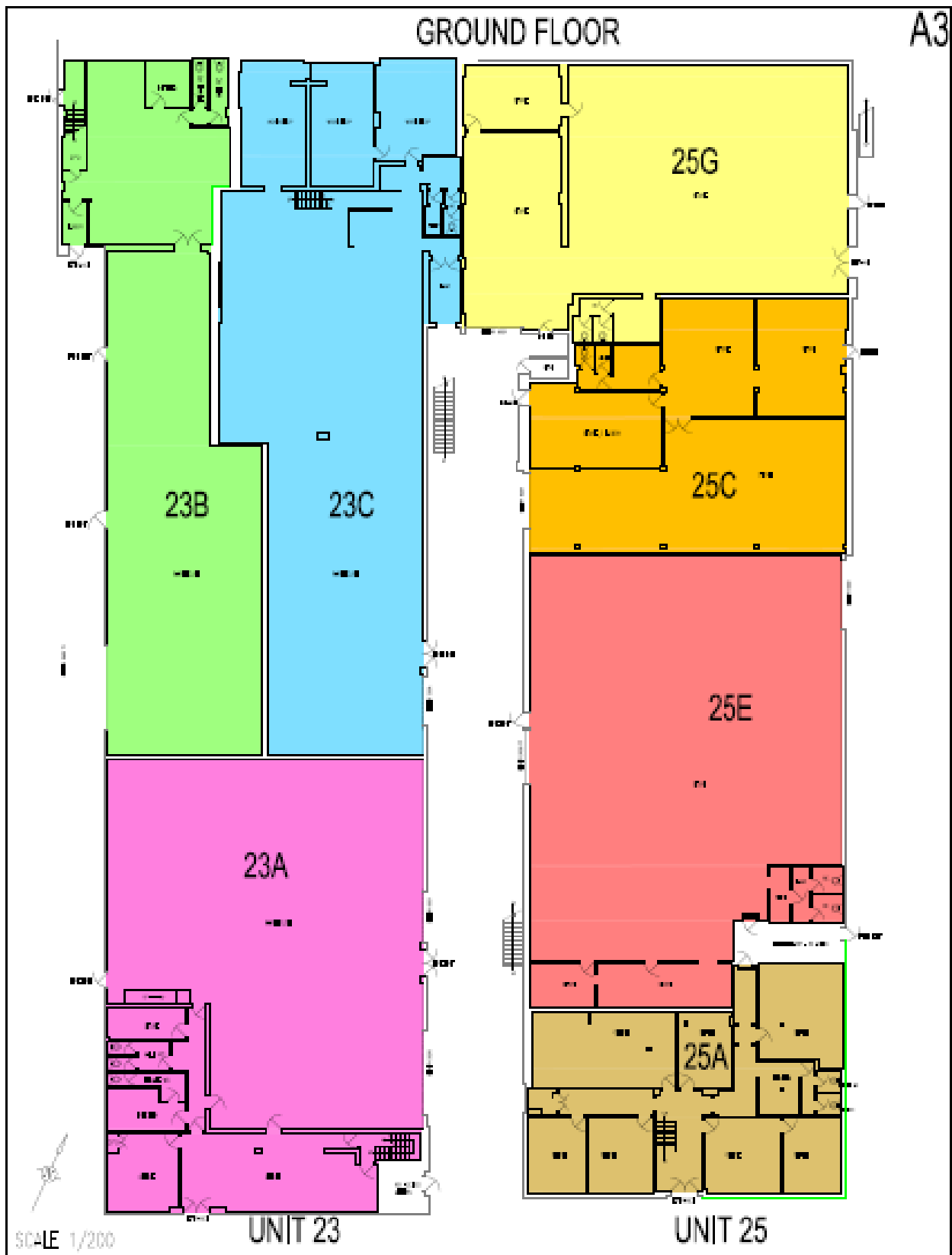
- VAT may be applicable.
 - the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - 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
- March 2018



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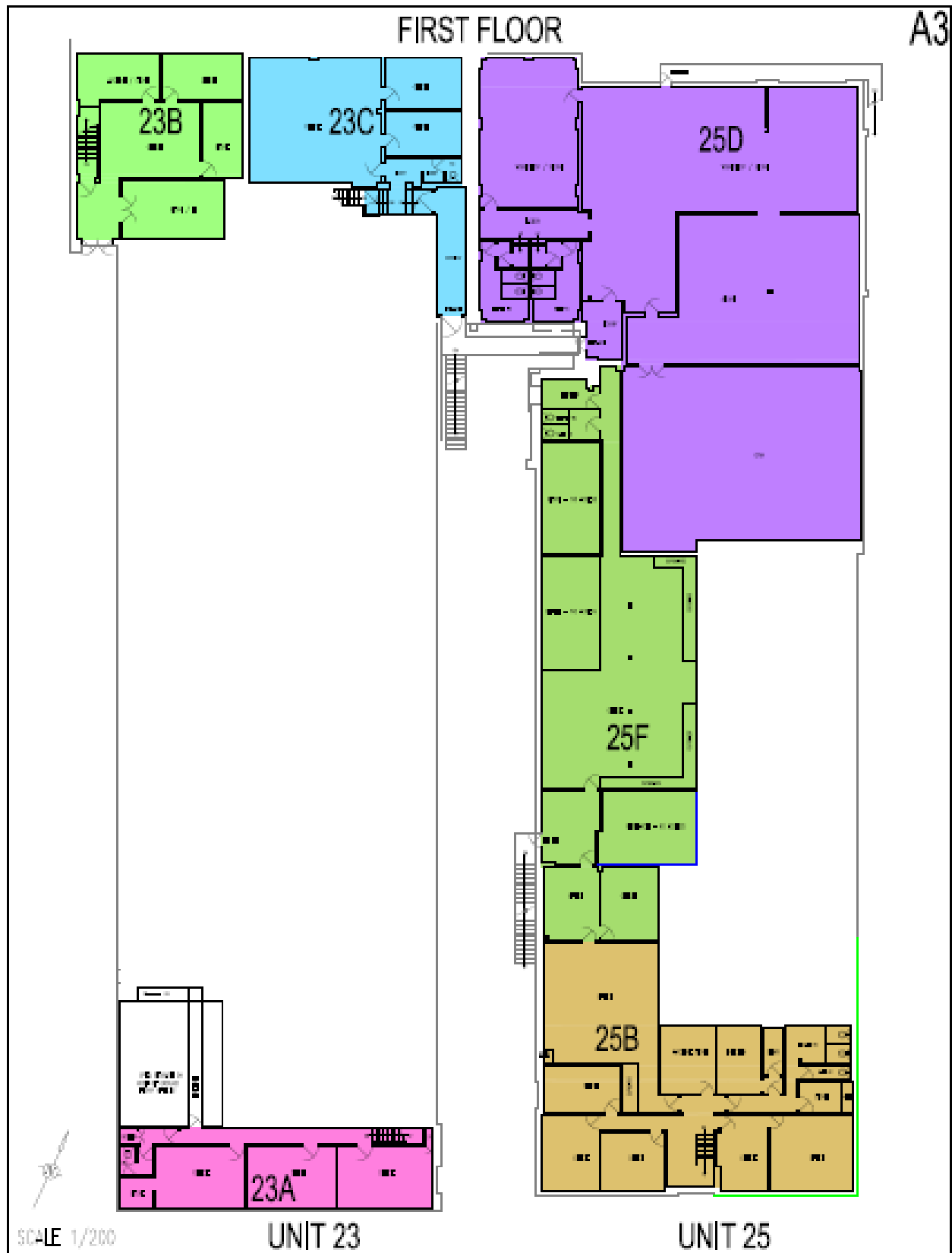
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TENANCY SCHEDULE AS AT MARCH 2018

Address	Floor Area (sq. ft.)	Rent psf overall	Passing Rent	ERV psf	ERV pa	Lease Expiry	1954 Act status	Rent Review (R)/ Break (B)	Lease / Notes	EPC Rating	RV
23 Unit A	6,122	£8.17	£50,000	£10.00	£61,220	13/07/2024	Outside	25/09/2019 (R)	S/C cap at 5% of passing rent	B (50)	£31,750
23 Unit B	4,748	£5.48	£26,000	£8.00	£37,984	31/05/2022	Outside	None	S/C cap at £2,600 per annum	E (107)	£26,250
23 Unit C	6,153	£4.88	£30,000	£8.00	£49,224	31/05/2022	Outside	01/06/2019 (B mutual)	S/C cap at £3,000 per annum	D (80)	£28,000
25 Units A, B & F	7,169	£4.46	£32,000	£8.00	£57,352	31/05/2021	Outside	None	S/C cap at £3,200 per annum	A & B - C (71) F - TBA	A & F - £25,500 B - £10,750
25 Unit C	2,726	£5.50	£15,000	£8.00	£21,808	29/09/2018	Outside	None	S/C cap at £3,200 per annum	C (69)	£18,250
25 Unit D	5,435	£2.21	£12,000	£8.00	£43,480	28/02/2027	TBA	01/03/2020 (R & B tenant)	As connected tenant, rent currently not paid	TBA	£12,250
25 Unit E	4,898	£6.125	£30,000	£8.00	£39,184	18/06/2025	TBA	18/06/2020 (R & B tenant) 18/06/2022 (B tenant)		D (81)	£27,750
25 Unit G	3,581	£7.54	£27,000	£8.00	£28,648	15/02/2028	TBA	TBA	Property sub let to 19/06/2020 to Arena Event Services Group Limited at passing rent	D (76)	£14,750
	40,832		£222,000		£338,900						

1. Tempest Sports Limited is a company owned by the current owner's son.
2. Fitmay Fashions Limited is a company owned by the current owners.

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