

WIMBLEDON INDUSTRIAL INVESTMENT

5,990 sq ft (556 sq m)

www.hurstwarne.co.uk



Units 1, 2 & 3 Wellington Road, Wimbleton, Surrey SW19 8EQ

For Sale

- 3 phase power.
- Compressed air line.
- Reznor gas fired heaters in each unit.
- Steel security shutters.
- Manually operated roller shutter doors to each unit.
- Eaves height of approximately 2.77m.
- 7.73% net initial yield.

Regulated by RICS



Location

The premises are located at the end of a small industrial estate off Wellington Road, Wimbledon, which is a small cul-de-sac off Havana Road.

Description

The premises are accessed via a narrow single access road and comprise three interconnecting industrial units of steel portal frame construction with concrete panelled elevations under a pitched lined corrugated asbestos roof, with translucent roof lights. The entire premises are surrounded by security perimeter fencing with gated fencing to the front of the premises.

To the rear of the premises is a small yard area with parking for 4-5 cars and at the front of the premises is an additional area with limited parking and turning facilities.

Amenities:

- 3 phase power.
- Compressed air line.
- Reznor gas fired heaters in each unit.
- Steel security shutters.
- Manually operated roller shutter doors to each unit.
- Eaves height of approximately 2.77m.

Accommodation:

The premises extends to some 5990 sq ft (556 sq m) gross internal approximately.

Tenure

The entire premises are currently let to John Williamson Esq, trading as The London Door Company for a term from 25th March 2003 expiring on 24th March 2010 on fully repairing and insuring terms with a current passing rental of £45,000 per annum exclusive.

The London Door Company is part of the Individuallymade Group, Company No: 03986363, Website: www.londondoor.co.uk

Price

£550,000. This will show a net initial yield of 7.73% after allowing for purchasers cost of 5.75%.

Rent

The premises are available at a quoting rent of £17,000 per annum (inclusive of parking) exclusive plus VAT, if applicable.

VAT

We understand that VAT will be applicable to this sale.

Viewing and further information contact:

Strictly by appointment with the sole selling agents:

Maurice Johnson

maurice@hurstwarne.co.uk