

Unit 4,
Rear of 1 – 9 Tennyson Road,
SW19 8SH



SNELLER
COMMERCIAL
CHARTERED SURVEYORS

**TWO STOREY WORKSHOP AND OFFICE
CLASS E LIGHT INDUSTRIAL
2,303 SQFT (214 SQM)**

LOCATION

The property comprises a securely positioned commercial unit located in Southwest London within London Travel Zone 3. The property is located a 1-minute walk from Haydons Road Railway Station providing regular Thameslink and Southern rail services directly to central London hubs like London Blackfriars, Farringdon, and St Pancras International.

Additionally, the immediate area is well-served by several bus links. The Milton Road (Stop N) and Haydons Road Rail Station (Stops E & W) bus stops are positioned within 0.1 miles of the unit, providing regular services toward Wimbledon town centre, Tooting, and surrounding local areas.

BUSINESS RATES

2026 Rateable Value: £29,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Merton.

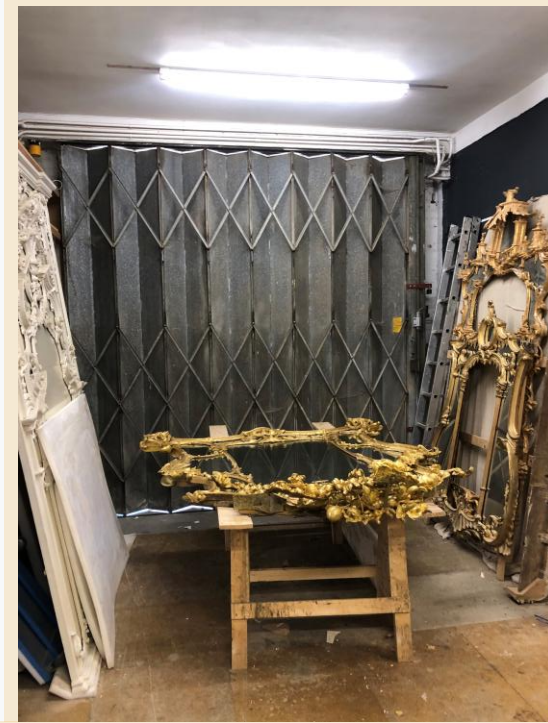


DESCRIPTION

The property comprises a ground floor workshop and additional workshop or office space at first floor level. The property benefits from a gas supply, 3 phase electricity supply to the ground floor and concertina loading door. The ground floor benefits from a ceiling height of 3.28m and there is a WC on each floor.

AMENITIES

- 3 Phase Power
- Gas Supply
- Loading Door
- On-site parking
- Well connected to Public Transport



ACCOMMODATION

	Sq.Ft	Sq.M
Ground Floor	1,582	147
First Floor	721	67
Total	2,303	214

EPC

Energy Rating: E 111

A copy of the certificate is available upon request.

TENURE

The premises is available on a new lease direct from the landlord for a term by arrangement. Incentives and flexibility considered, subject to all other lease terms.

RENT

£35,000 per annum exclusive
VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal fees.



CONTACT US



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