

**CLASS E/ B8 PREMISES  
FOR SALE (may let)**

Unit 4  
2 East Road  
Colliers Wood  
London SW19 1UW

3,705 sq. ft.  
(344.21 sq. m.)





## LOCATION

The property is located within a mixed residential and commercial area off A218 Haydons Road, some 8.5 miles southwest of Central London, and 2.5 miles east of Wimbledon. It is 0.5 mile north of Merton High Street, which links into the A24 close to the Priory Retail Park and the Merton Abbey Savacentre. The premises are located on East Road which was part of a comprehensive development of a larger site off North Road in the late 1990's .

The property is within close proximity of Colliers Wood underground station (Northern line) and Colliers Wood bus station.

## DESCRIPTION

The property comprises a 1990's built, end of terraced unit, comprising ground floor storage/ light production with kitchen. Entrance reception area leading to first floor offices and male and female WCs.

Electric roller shutter, 2.974 meters wide and 4.105 meters high.

The offices provide good quality working environment with LED lighting and comfort cooling throughout.

## AMENITIES

- Good location close to A24 and Colliers Wood Underground
- 6 allocated parking spaces directly outside.
- Close to Priory Retail Park and Merton Abbey Savacentre
- Clear headroom of 4.9 m in production/ storage area
- LED lighting and comfort cooling throughout offices
- Male and Female toilets, and Kitchen area
- CCTV system included

## ACCOMMODATION

Approximate Gross Internal Areas

Ground	1,896 sq. ft. (176.14 sq. m.)
First	1,809 sq. ft. (168.06 sq. m.)
<b>TOTAL</b>	<b>3,705 sq. ft. (344.21 sq. m.)</b>

## USE

Class E (commercial, business and service uses) and B8 (Storage and Distribution).

Suitable for a variety of uses.

Interested parties should make their own inquiries at the Planning Department, London Borough of Merton

## CLASS E/ B8 PREMISES TO LET/FOR SALE

Unit 4  
2, East Road  
Colliers Wood  
London SW19 1UW

**Price: £1,500,000**

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

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





## TENURE

Freehold with vacant possession on completion.

**Alternatively, a new lease may be available on terms to be agreed. Rent on application.**

## RATES

2023 List Rateable Value: £72,500  
UBR 2023/2024 - £0.532p in the £

Interested parties should make their own enquiries with London Borough of Merton Council to confirm the rates payable. Source: VOA website.

## VAT

VAT status to be confirmed.

## EPC

Band D (79). Expires 5th October 2031

## LEGAL COSTS

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

## Energy performance certificate (EPC)

Unit 4 2 East Road Colliers Wood LONDON SW19 1UW	Energy rating <b>D</b>	Valid until: 5 October 2031 Certificate number: 5212-6917-0043-1499-3360
Property type	B1 Offices and Workshop businesses	
Total floor area	318 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
<b>How this property compares to others</b>		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
Properties similar to this one could have ratings:		
If newly built	33   B	
If typical of the existing stock	97   D	
Properties are given a rating from A+ (most efficient) to G (least efficient).		

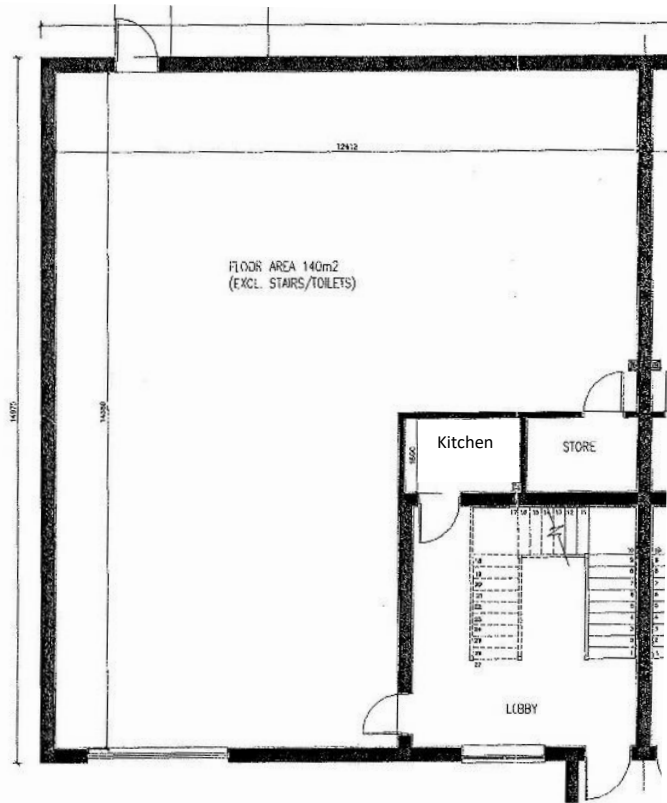
# CLASS E/ B8 PREMISES TO LET/FOR SALE

Unit 4  
2 East Road  
Colliers Wood  
London SW19 1UW

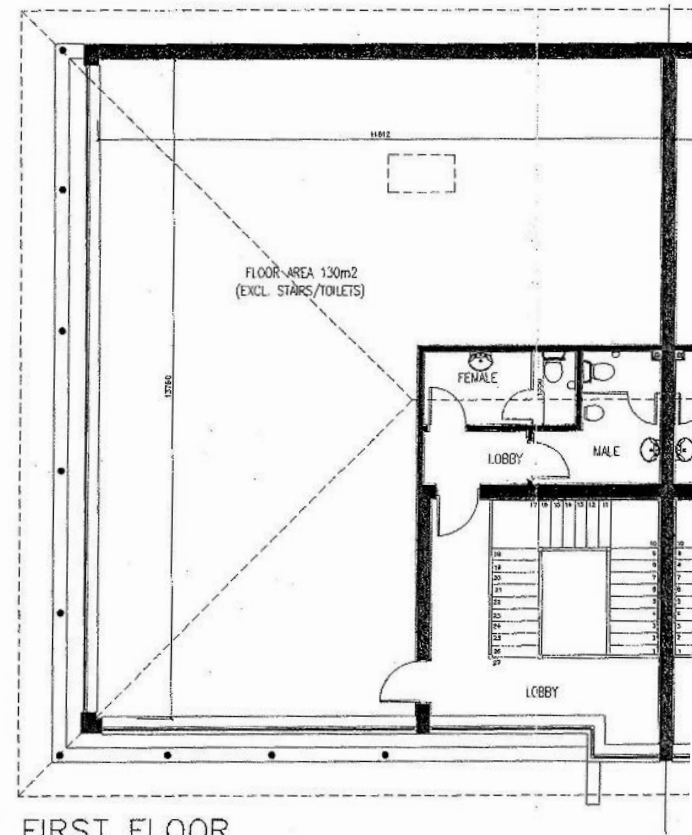
**Price: £1,500,000**

Strictly by appointment via Sole Agents:  
**Andrew Scott Robertson**  
Contact: **Stewart Rolfe/ Robin Catlin**  
Tel: **020 8971 4999**  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

- 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



GROUND FLOOR



FIRST FLOOR

## CLASS E/ B8 PREMISES TO LET/FOR SALE

Unit 4  
2 East Road  
Colliers Wood  
London SW19 1UW

Price: £1,500,000

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe/ Robin Catlin**

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 given notice that:

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (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