



WAREHOUSE ON FAVOURED INDUSTRIAL ESTATE  
**TO LET £120,000 PER ANNUM**  
FRONT WAREHOUSE DHS 1 RIVERSIDE ROAD LONDON SW17 0BA





- APPROX. 7,667 SQ.FT (712.28 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- FULL HEIGHT LOADING ACCESS
- USE CLASS B8 (STORAGE & DISTRIBUTION) & ANCILLARY OFFICES (CLASS E)

### Location

The property is situated on Riverside Business Park, an established and well-regarded industrial estate located between Earlsfield & Tooting, South West London. The estate accommodates a range of light industrial, warehouse and trade occupiers and benefits from a strong local and Greater London catchment.

The location offers good transport connectivity, with Tooting Broadway and Tooting Bec Underground stations (Northern Line) within close proximity. Numerous bus routes serve the surrounding area. Road communications are convenient, with access to the A24 and A214, linking and providing onward connections to the South Circular (A205) and wider London road network.

The surrounding area is predominantly mixed-use, with residential neighbourhoods and local amenities nearby, making the estate well suited to last-mile, trade counter and light industrial occupiers.

### Description

The property comprises a self-contained warehouse/industrial unit well suited to storage and last-mile distribution occupiers, among other uses. The accommodation is arranged as a predominantly open-plan warehouse with a regular configuration, enabling efficient racking, picking and distribution operations. The unit also benefits from a mezzanine floor.

Access is provided via a full-height loading door, together with a solid concrete floor, good internal clearance and warehouse lighting. The property is serviced by three-phase power and includes ancillary accommodation comprising office space, WC and kitchenette facilities.

### User

We believe the premises fall under Class B2/B8 (General Industrial, Storage & Distribution) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

The property has an Energy Performance Certificate rating of B(49) and a copy of the certificate is available on request.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor Warehouse	512.91	5521
Mezzanine	199.00	2142
Floor to Ceiling Height		
<b>Total</b>	<b>712.28</b>	<b>7667</b>

### Rent

£120,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### Rateable Value

We are advised by the VOA website that the property will have a Rateable Value of £64,500 from 01/04/2026, however interested parties should make their own enquiries.

### Local Authority

London Borough of Wandsworth.

### Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

### Legal

Each party to bear its own legal costs.

### VAT

The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

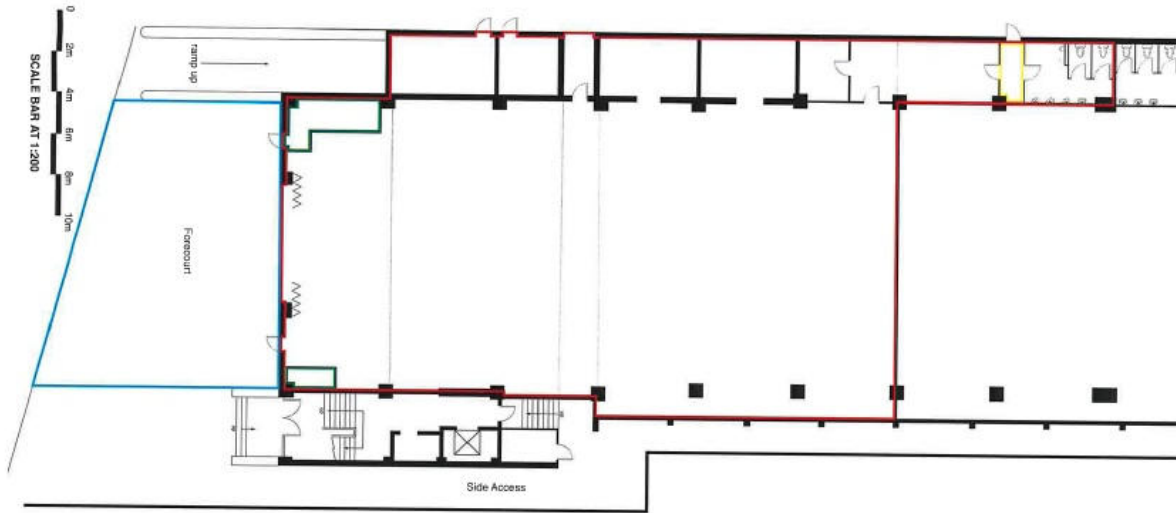
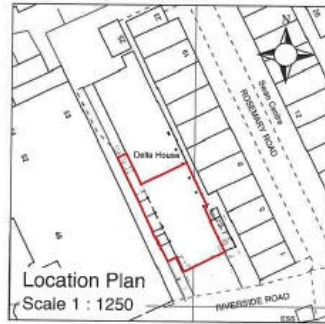
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Delta House  
1 Riverside Road  
London  
SW17 0BA

Scale 1:200

Ground Floor



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Magnolia Square Limited 20 Broadwick Street Becho, London W1F 8HT	
020 7479 4855	
PRINT AT A4	
PROJECT Delta House 1 Riverside Road London SW17 0BA	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE	DATE
1:200	Jan 15
DRAWING NUMBER	
1	10104

### Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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