

UNITS TO LET

Dalton House,
60 Windsor Avenue
Wimbledon
SW19 2RR





LOCATION

The property is located between Mitcham and Wimbledon in south-west London. Wandsworth is 4 miles to the north and Croydon is 5 miles to the south-east.

The A24 is 0.5 miles to the west whilst London Road is 3.5 miles to the east.

South Wimbledon Underground Station is 0.6 miles and Colliers Wood Underground Station is 0.7 miles, both to the north and Morden Underground Station is 1.4 miles to the south, all providing northern line services.

The property is located close to the junction of Windsor Avenue and Lyon Road, within one of the largest industrial estates in the London Borough of Merton.

DESCRIPTION

The property comprises ground floor industrial accommodation with offices to the first floor. There are some parking spaces to the front of the building.

AMENITIES

- 2.70m eaves to Warehouse
- 3 Phase electricity supply
- Meeting room available to 1st floor
- All mains services incl. gas
- Car parking spaces

LEASE

All inclusive agreements available on terms to be agreed, except business rates.

ACCOMMODATION

See attached schedule.

USE

Class E (commercial, business and service uses) or B2/B8 (Industrial /storage or distribution)
Suitable for a variety of uses.

VAT

The property is elected for VAT.

EPC

See attached schedule.

LEGAL COSTS

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

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Rent: Refer to attached schedule

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: See attached schedule

UBR 2025/2026 - £0.499p in the £

Source: VOA website.

Small Business Rates Relief may be available. Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

SERVICE CHARGE

Included in rent

EPC

See attached schedule



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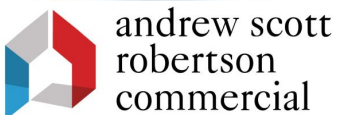
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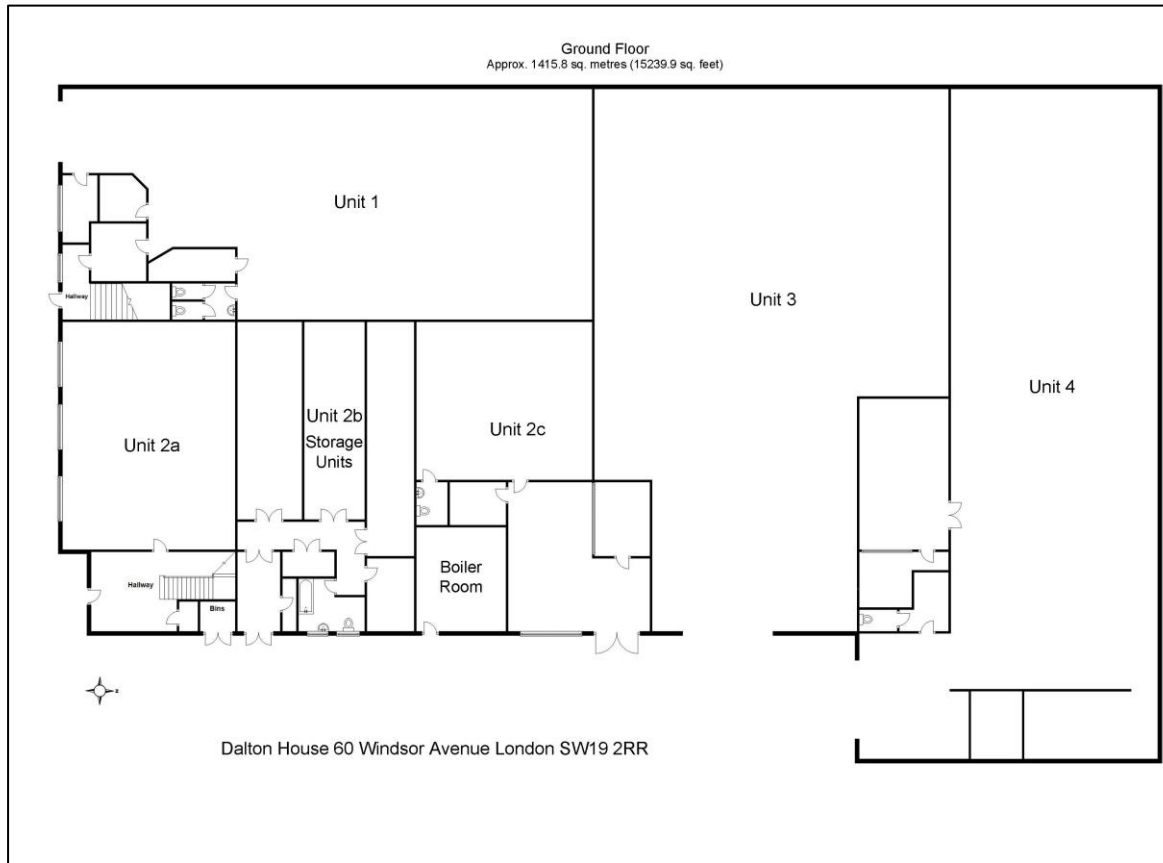
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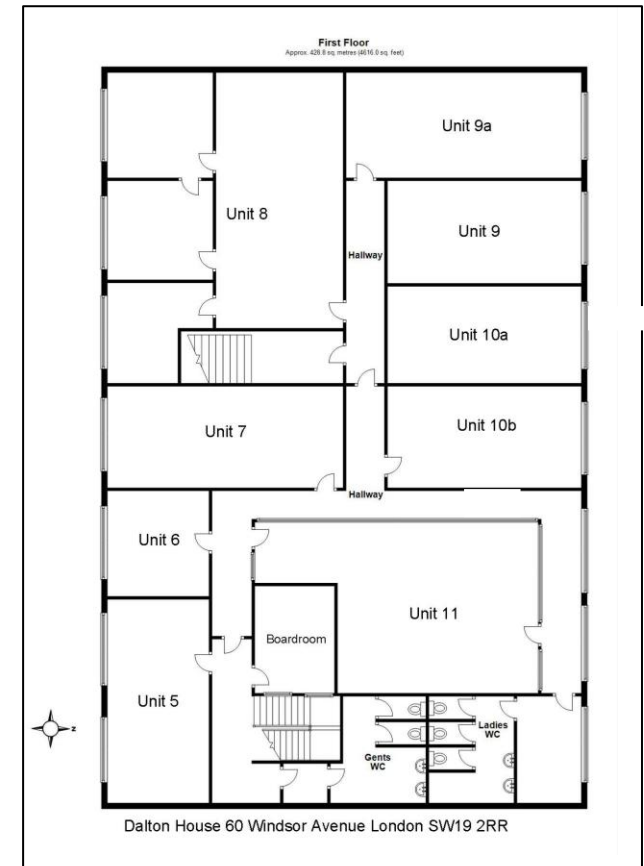
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (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

GROUND FLOOR



FIRST FLOOR



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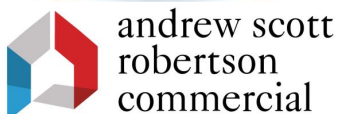
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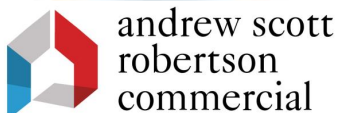
AVAILABILITY NOVEMBER 2025

Suite	Floor	Use	Approx. sq. ft.	List Price pa + VAT	Available	RV	EPC	Notes
Unit 2c	Ground	Industrial	1,512	£15,000	Now	£10,250	C (73)	UNDER OFFER
Office 8	First	Office	870	£17,400	May 26	£9,500	B (38)	Includes service charge. 2 spaces included
Office 9b	First	Office	265	£ 5,500	Now	£7,500	E (118)	
Office 10b	First	Office	264	£ 5,500	Now	£2,750	D (85)	
Office 11	First	Office	533	£11,000	Now	£5,500	D (85)	
TOTAL			1,932					

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