



James ashley
commercial
property consultants

Unit 9, College Field Business Park | Merton | SW19 2PT
WAREHOUSE/INDUSTRIAL UNIT TO LET

Unit 9, College Field Business Park | Merton | SW19 2PT | TO LET (LEASE ASSIGNMENT)

- warehouse with first floor offices
- 452.88 m² (4,875 ft²) approx.
- walk-in fridge & freezer
- forecourt/loading bay & 12 parking spaces
- passing rent: £56,000 per annum exclusive
- well established business estate

DESCRIPTION

The property comprises a high quality warehouse, arranged on the ground floor with a reception area, product display area, walk in fridge and freezer (which can be removed if not required) and disabled WC. The first floor provides recently refurbished air conditioned offices, with male & female WC's. Benefits from excellent ceiling heights ranging from 7m up to 9.4m at the apex, electric full height roller shutter, CCTV and alarm.

There are 12 demised car parking spaces in the front forecourt/loading bay and an electric vehicle charging point.

LOCATION

Situated on the well established College Fields Business Estate on Prince Georges Road just off the junction of Merantun Way (A24) and Church Road, which provides access to Wandsworth and Clapham to the North and Mitcham and Croydon to the South.

Colliers Wood tube station is approx. 0.5 miles away and Tooting and South Wimbledon stations are within a mile of the property.

ACCOMMODATION

Ground floor	372.99 m ²	4,015 ft ²	
Basement	79.89 m ²	860 ft ²	
TOTAL	452.88 m²	4,875 ft²	G.I.A.

TENURE

Assignment of an existing lease expiring in September 2026 (approx. 2.5 years remaining), which is excluded from the security provisions of the Landlord & Tenant Act. There is a fixed increase to £59,000 in September 2025.

BUSINESS RATES

We understand that the current rateable value is £44,750. Contact the London Borough of Merton on 020 8545 3751 to confirm what amount is actually payable.

VIEWINGS

Strictly by prior appointment, by contacting sole agents James Ashley Commercial:-

Ashley Brudenell or James Stefanopoulos



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