

Industrial Unit TO LET /FOR SALE

Unit 2 Shannon Commercial Centre

Beverley Way

New Malden

KT3 4PT

3,072 sq. ft.
(285.36 sq. m.)



andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
 Contact: **Stewart Rolfe**
 Tel: **020 8971 4999**
 Email: commercial@as-r.co.uk

LOCATION

The property is located on the popular Shannon Commercial Centre, adjacent to the Beverley Way Trading Estate, which is located just off the A3 at Shannon Corner.

New Malden Railway station is approximately 1.2 miles to the west whilst Raynes Park Train station is approximately 1.7 miles to the north-east.

DESCRIPTION

The subject property comprises a mid-terraced industrial unit of steel portal frame construction with blockwork elevations, part metal clad to the front. The unit includes a small area of first floor offices to the front of the unit, which has subsequently been extended into additional mezzanine space.

The unit has a single manually operated roller shutter of approximately 3.7m wide and 5.05m high. The eaves height is approximately 7.05m. 6 parking spaces are included.

TENURE

A new lease is available on terms to be agreed. Alternatively, our client will consider a freehold sale with vacant possession on completion.

VAT

We understand VAT is applicable to the property.

ACCOMMODATION (GIA)

Ground	1,598 sq. ft. (148.46 sq. m.)
Mezz	446 sq. ft. (41.74 sq. m.)
Mezz addition	1,027 sq. ft. (95.43 sq. m.)
Total Mezz	1,474 sq. ft. (136.90 sq. m.)

TOTAL 3,072 sq. ft. (285.36 sq. m.)

AMENITIES

- Class E/B8 Use
- LED lights throughout
- Air conditioning to offices
- Eaves height of 7.05m
- 6 parking spaces

RATES

GF Rateable value: £41,000
 UBR 2025/26 is 49.9p in the £.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

LEGAL COSTS

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

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Unit 2 Shannon Commercial Centre
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Rent: £47,000 per annum exclusive

Price: £600,000

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy performance certificate (EPC)			
Fluid Options UK Ltd Unit 2, Shannon Commercial Centre, Beverley Way NEW MALDEN KT3 4PT	Energy rating E	Valid until: 17 January 2029	Certificate number: 0990-6841-0371-1440-0070
Property type B8 Storage or Distribution			
Total floor area 284 square metres			
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score			
This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score.	
The better the rating and score, the lower your property's carbon emissions are likely to be.			
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built: 38 B			
If typical of the existing stock: 113 E			

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