



Unit 103 Rainbow Industrial Estate

Raynes Park, SW20 0FT

Industrial / Warehouse Unit
on an established business
park a short distance from
the A3 and walking distance
to Raynes Park station

1,301 sq ft
(120.87 sq m)

- 6.88m eaves
- 1 electric loading doors
- On site parking
- LED lighting
- Kitchen point
- First floor mezzanine
- 24/7 access
- Three phase power

Unit 103 Rainbow Industrial Estate, Raynes Park, SW20 0FT

Summary

Available Size	1,301 sq ft
Rent	£43,583.50 per annum
Rates Payable	£12,348.75 per annum
Rateable Value	£22,250
Service Charge	£1.73 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Rainbow Industrial Park comprises 11 modern constructed industrial units built in 2020 to a high specification providing clear open plan industrial space with an additional first floor suitable for a variety of uses.

Unit 103 is constructed of a steel portal frame under a metal clad roof incorporating roof lights, thereby providing good natural light throughout the units. The unit benefits from 1 level access roller shutter doors, minimum clear eaves height of 6.88m, three phase power, external loading and parking.

Location

Rainbow Industrial Estate benefits from excellent transport links including road access to the A3 leading to J9 of the M25 to the south and Central London to the north.

The estate is situated within a few minutes' walk of Raynes Park Railway Station just a mile south west of Wimbledon and 8 miles from Central London.

The local area has various retail occupiers including Starbucks, Costa, Waitrose and David Lloyd Health Club.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	917	85.19	Available
1st - Mezzanine	384	35.67	Available
Total	1,301	120.86	

Viewings

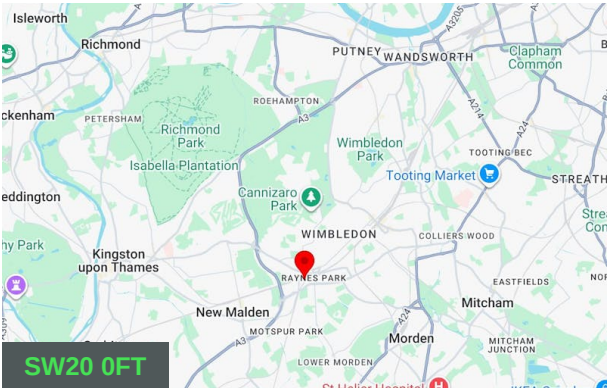
Strictly by appointment via the sole joint agents.

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Miscellaneous

Some photos advertised are indicative of the property being marketed.



Viewing & Further Information



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