

## London SW19

### 12A Deer Park Road

### Merton

### SW19 3UQ

- **Freehold Light Industrial Investment**
  - Let to Quantum Securities Limited
  - Lease expiry 2027 (2)
  - Total Floor Area 1,194 sq m (12,852 sq ft)
  - Situated in established commercial area
  - Rent Review 2017
  - Current Rent Reserved
- £38,000 pa**



#### Tenure

Freehold.

#### Location

Merton is an established south-west London suburb some 9 miles south of Central London. The area benefits from good road communications being adjacent to the A24 and having regular rail and travel services.

The property is situated on Deer Park Road in an established commercial area. Deer Park Road is accessed from Morden Road (A24) to the west and Jubilee Way to the north.

Occupiers close by include a variety of industrial users.

#### Description

The property is arranged on lower ground, upper ground and first floor to provide warehouse and office accommodation. The lower ground floor benefits from external access via a ramp for vehicles and an external access to the upper ground via an additional ramp for pedestrians. In addition there is a small lower ground floor reception which we understand from the seller was a later addition. The property benefits from a yard and 10 car parking spaces.

The property provides the following accommodation and dimensions:

|                                |                    |                          |
|--------------------------------|--------------------|--------------------------|
| <b>Lower Ground Warehouse</b>  | <b>397.80 sq m</b> | <b>(4,282 sq ft) (1)</b> |
| <b>Upper Ground Warehouse/</b> |                    |                          |
| <b>Offices (sublet)</b>        | <b>398.10 sq m</b> | <b>(4,285 sq ft)</b>     |
| <b>First Floor Offices</b>     | <b>398.10 sq m</b> | <b>(4,285 sq ft)</b>     |
| <b>Total</b>                   | <b>1,194 sq m</b>  | <b>(12,852 sq ft)</b>    |

**10 Car Parking Spaces**

**(1) Does not include lower ground floor reception area.**

#### Tenancy

The entire property is at present let to QUANTUM SECURITIES LIMITED for a term of 20 years from August 2007 at a current rent of £38,000 per annum. The lease contains tenant break clauses in the fifth, tenth and fifteenth years of the term (2). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants up to £2,000, any repair above £2,000 for the structure, roof and exterior to be borne by the Landlord. We understand the property has been sublet on the first floor.

#### Tenant Information

For the year ended 31st January 2013, Quantum Securities Limited reported a nil turnover, a nil pre-tax profit, shareholders's funds and a net worth of £1,278,789. (Source: riskdisk.com 15.04.2014)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

