

Freehold For Sale

Prominent commercial building

Grand Drive, Raynes Park
SW20 0JB

Key information

- Offices adjacent to Raynes Park Train Station
- Extending to 141.5 sq m (1,523 sq ft) over ground, first and second floor
- New windows, electrical heating and decoration throughout



Tim Richards 07917 032 674
tim.richards@rapleys.com

Jamie Johnson 07384 115 718
jamie.johnson@rapleys.com

Location

The subject property is located adjacent to Raynes Park train station, which sits on the South West Rail Line within the London Borough of Merton. The property sits adjacent to the railway line and is approximately 30 metres from the entrance to the southern station building.

The surrounding area is a mix of commercial, retail and residential uses.

Description

The subject property comprises offices arranged over ground, first and second floors. The property has been recently refurbished to include new UPVC sash windows throughout, new carpets on ground floor, new wall mounted electrical heaters, new decorations and new bathroom furniture.

The layout is quirky with a double height room on the east side of the building. It benefits from two street entrances, making a split into two parts easier.

Energy Performance Rating

Energy Performance Rating – B (43)

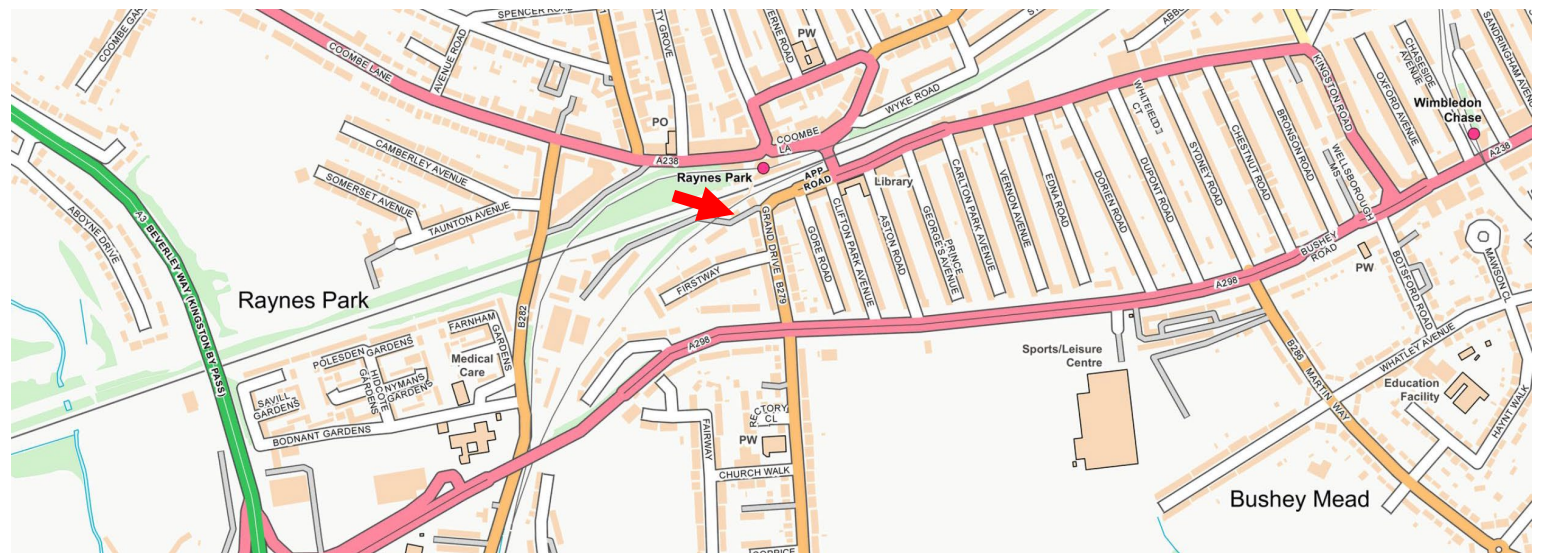
Planning

We believe the property currently benefits from Class E use, but purchasers must make their own enquiries.

Rateable Value

We are advised that the Rateable Value is £26,250
And the UBR for 2026/27 is 43.2p In the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.





Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	55.2	594
First floor	27.5	296
Second floor	58.8	633
Total	141.5	1,523

Note: the above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Tenure/Terms

Freehold.

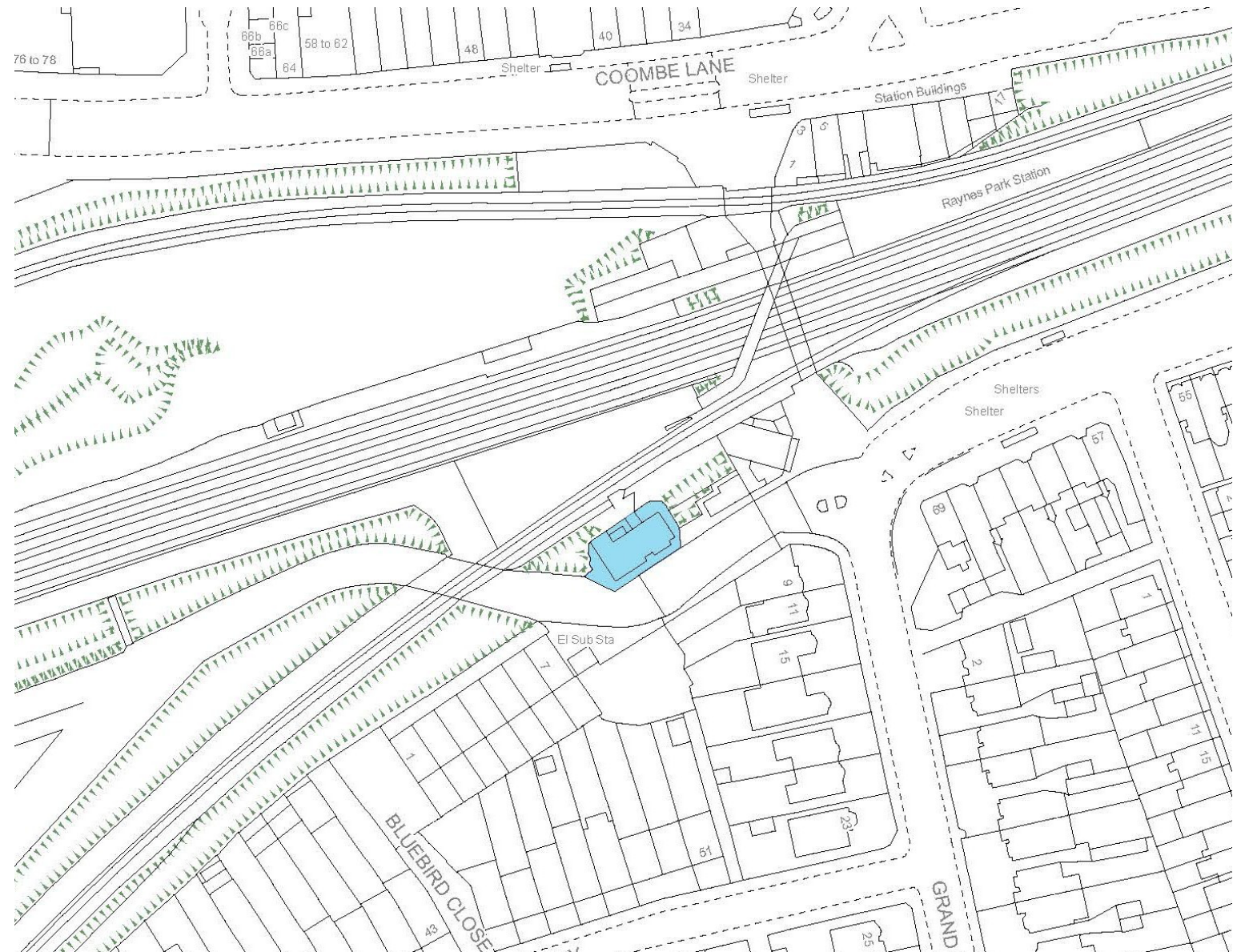
Unconditional offers are invited for this freehold interest, with a guide price of £600,000.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



For further details contact:

Tim Richards

Partner

D: +44 (0) 7917 032 674

tim.richards@rapleys.com

Jamie Johnson

Senior Surveyor

D: +44 (0) 7384 115 718

jamie.johnson@rapleys.com



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rapleys.com
0370 777 6292

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