UNITS TO LET

FROM 969 ft^2 - 3,053 ft^2

UNITS 10, 11 & 16 NEWLY REFURBISHED

RARE CENTRAL LONDON INDUSTRIAL LOCATION

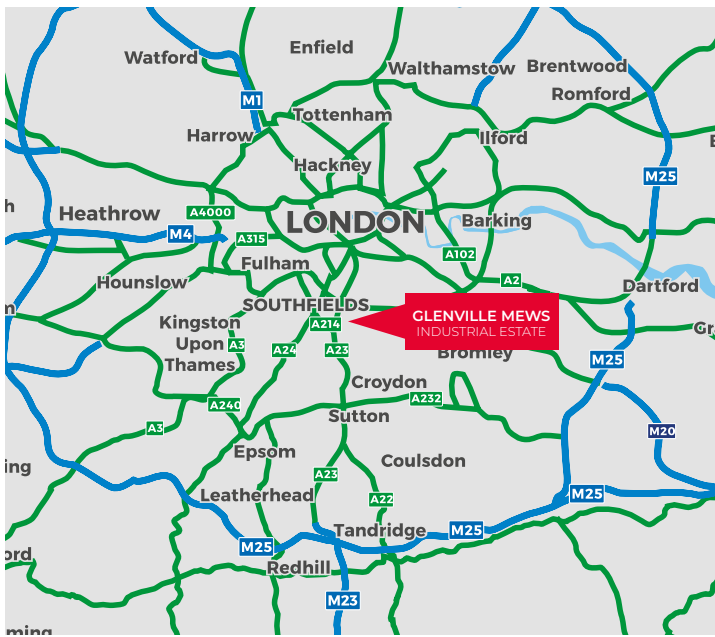**KEY TRAIN STATIONS WITHIN WALKING DISTANCE**

Units 10 & 11

UNIT 16
UNIT 17
UNIT 18
UNIT 11
UNIT 10

www.ipif.com/southfields

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

# GLENVILLE MEWS INDUSTRIAL ESTATE
SOUTHFIELDS, SW18 4NJ

IPIF

LOCATION/DISTANCES

Glenville Mews is a 5 minute drive from the A3, allowing easy road access to central London. The estate is also a short walk from both Southfields Underground Station (District Line) and Earlsfield Station (overground).

Drive Times	Miles	Minutes
Wandsworth	0.75	7
A3	1	5
Battersea	3	14
West End	6	41
City of London	8	48

Train Stations	Line	Minutes Walk
Southfields	District Line (Underground)	10
Earlsfield	Overground	13

SAT NAV: SW18 4NJ

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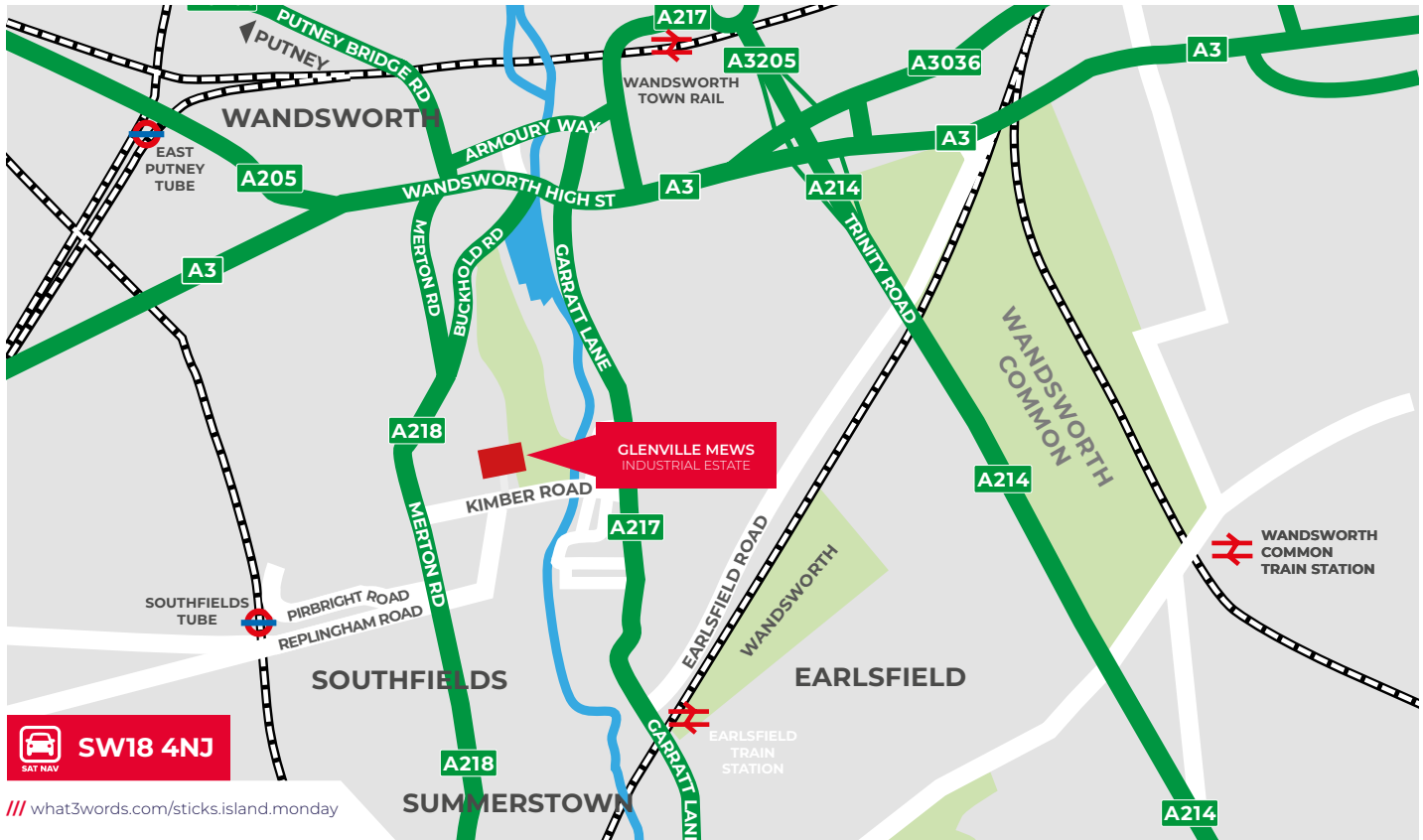
DESCRIPTION

The units generally comprise of a replaced roof with a new, full height electric roller shutter door. Internally the units comprise newly painted floor and walls, LED lighting and a 3-phase electricity supply. 2 parking spaces are provided to each unit.

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT	M²	FT²	EPC
10	142	1,531	B-41
11	141	1,522	B-41
✥	**UNITS 10 & 11 CAN BE COMBINED** up to a maximum GEA of 3,053 ft² (284 m²)		

16	90	969	D-99
17 & 18	180	1,935	C-73
✥	**UNITS 16, 17 & 18 CAN BE COMBINED** up to a maximum GEA of 2,904 ft² (270 m²)		

KIMBER ROAD

Unit 11

Unit 10

Units 16, 17 & 18
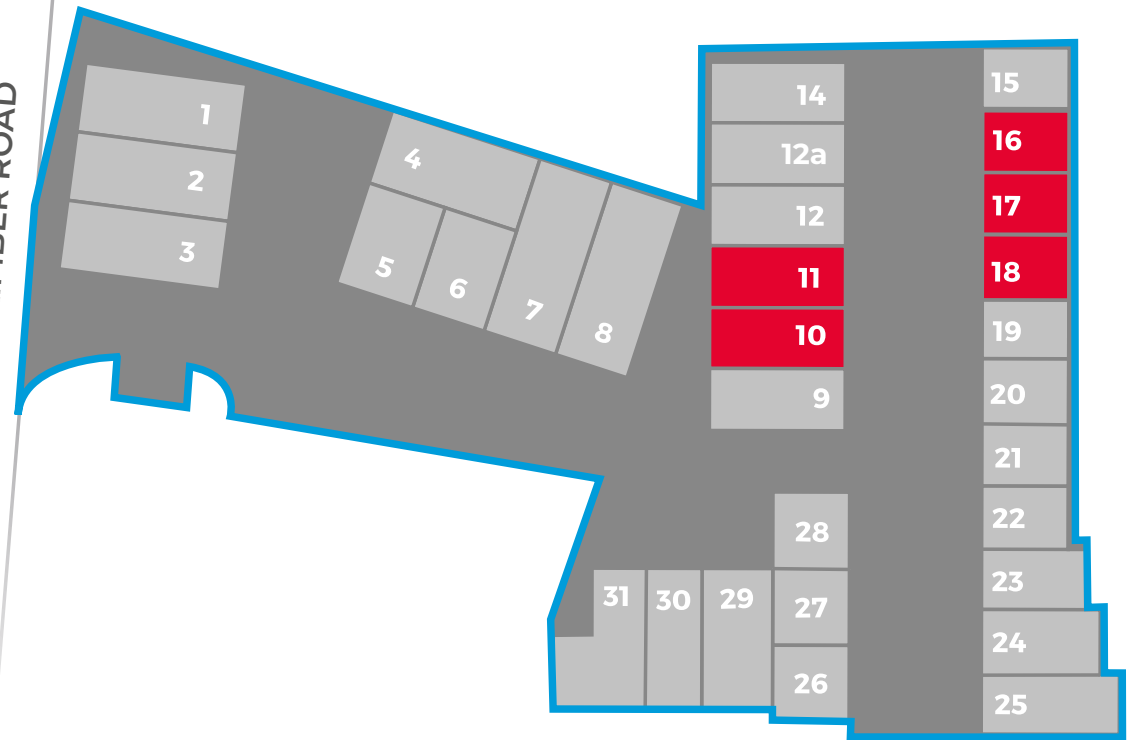
SPECIFICATION

- Units 10, 11 & 16 Newly Refurbished
- Units 17 & 18 to be Refurbished
- LED Lighting
- Full Height Electric Loading Door
- Three Phase Power
- Separate Personnel Entrance
- Allocated Car Parking
- WC Facilities
- Eaves height from 3.72m to 5.0m

LEASE TERMS

The units are available by way of a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

andrew scott robertson
www.as-r.co.uk
020 8971 4999

Stewart Rolfe
srolfe@as-r.co.uk
07873 129 765

Robin Catlin
rcatlin@as-r.co.uk
07831 312 744

BNP PARIBAS REAL ESTATE
020 7338 4000
realestate.bnpparibas.co.uk

Zach Heppner-Logan
zach.heppner-logan@realestate.bnpparibas
07787 221412

Iolo Morgan
iolo.morgan@realestate.bnpparibas
07471 227 336