

**WAREHOUSE UNIT TO LET
UNIT 8 GLENVILLE MEWS INDUSTRIAL
ESTATE
KIMBER ROAD
LONDON SW18 4NJ**



2,508 SQ. FT. (232.97 SQ. M.)



LOCATION

The Estate is located just off Kimber Road, approximately $\frac{3}{4}$ of a mile south of Wandsworth Town Centre. At Wandsworth, the A3 and A205 (South Circular Road) connect, providing links across South London. The nearest Underground station is Southfields (District Line) whilst the nearest Mainline station is Earlsfield.

DESCRIPTION

A single storey industrial unit of brick and blockwork construction with full height electric roller shutter door, under a steel frame profile sheet roof incorporating roof lights.

SPECIFICATION

- Eaves Height of 3.75 m rising to 5 m.
- Individual Loading Bay.
- Three Phase Power.
- Personal Entrance.
- Allocated Car Parking.
- WC Facilities.
- Secure Gated Industrial Estate.

ACCOMMODATION

The accommodation comprises of the following gross external area:

2,508 sq. ft. (232.97 sq. m.)

TENURE

A new full repairing and insuring lease on terms to be agreed with the landlord.

RENT

On application.

VAT

VAT is applicable.

SERVICE CHARGE

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

RATES

Rateable Value: £29,250

Estimated rates payable: £14,362 per annum
(Source: VOA)

EPC

D:85. Copy available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint sole agents:-

andrew scott robertson
24 High Street
Wimbledon Village
London
SW19 5DX

BNP Paribas Real Estate UK
5 Aldermanbury Square
London
EC2V 7BP

Contact: James Rutter
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.
AUGUST 2019.

Energy Performance Certificate

Non-Domestic Building



Unit 8
Glenville Mews
LONDON
SW18 4NJ

Certificate Reference Number:
0220-0137-9139-9027-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **85**

This is how energy efficient the building is,

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	227
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	24.37
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

16 If newly built

43 If typical of the existing stock