

TO LET

Unit 30/31 Glenville Mews
Kimber Road
Southfields
SW18 4NJ

4,129 sq. ft.
(383.60 sq. m.)



andrew scott
robertson
commercial

INDUSTRIAL/ WAREHOUSE DOUBLE UNIT To be refurbished.



PROFESSIONAL PROPERTY PEOPLE



LOCATION

Glenville Mews is a 5-minute drive from the A3, allowing easy road access to Central London and is also a short walk from both Southfields Underground (District Line) (10 mins) and Earlsfield Station (overground) (13 mins).

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

DESCRIPTION

An end of terraced double unit with a replaced roof with a new, full height electric roller shutter door, newly painted floor and walls, LED lighting and a 3-phase electricity supply. 6 parking spaces are provided. Height to eaves haunch is 3.52 m, rising to 5.35m.

ACCOMMODATION

Ground Floor (GEA):	3,471 sq. ft.	(322.47 sq. m)
First Floor Office:	658 sq. ft.	(61.13 sq. m.)
TOTAL	4,129 sq. ft.	(383.60 sq. m.)

VAT

Elected for VAT which is to be charged in addition.

TENURE

A full repairing and insuring lease on terms to be agreed.

AMENITIES

- To be refurbished
- Prominent road frontage
- Estate-wide CCTV
- LED lighting (to be installed)
- 2 x full height electric loading door (to be installed)
- Three phase power
- Separate personnel entrance
- 6 allocated car parking spaces
- WC facilities

EPC

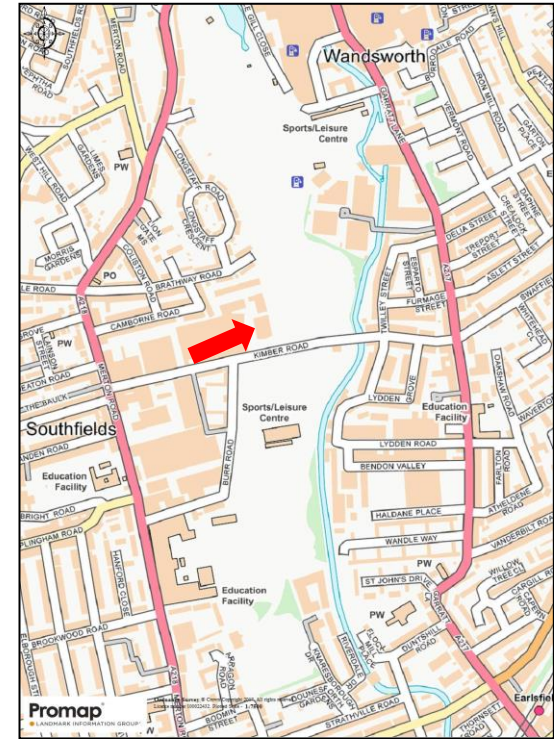
Band D (87) Expires 22 July 2031.
To be reassessed following refurbishment.

RATES

2023 List Rateable Value: £80,000
UBR 2025/2026 - £0.575p in the £
Source: VOA

Interested Parties should make their own enquiries at LB Wandsworth.

LOCATION PLAN



LEGAL COSTS

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

Industrial / Warehouse TO LET

Unit 1 Glenville Mews
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Strictly by appointment via Letting Agents:
Andrew Scott Robertson
Contacts: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk
BNP Paribas Tel: 07787 221412

Rent: £138,300 per annum exclusive.

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- 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
- 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;
- no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property



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