

# UNITS TO LET

## 986 - 4,129 ft<sup>2</sup>



REFURBISHMENTS  
ACROSS  
ESTATE



RARE CENTRAL  
LONDON INDUSTRIAL  
LOCATION



KEY TRAIN  
STATIONS WITHIN  
WALKING DISTANCE



Indicative (Unit 3)

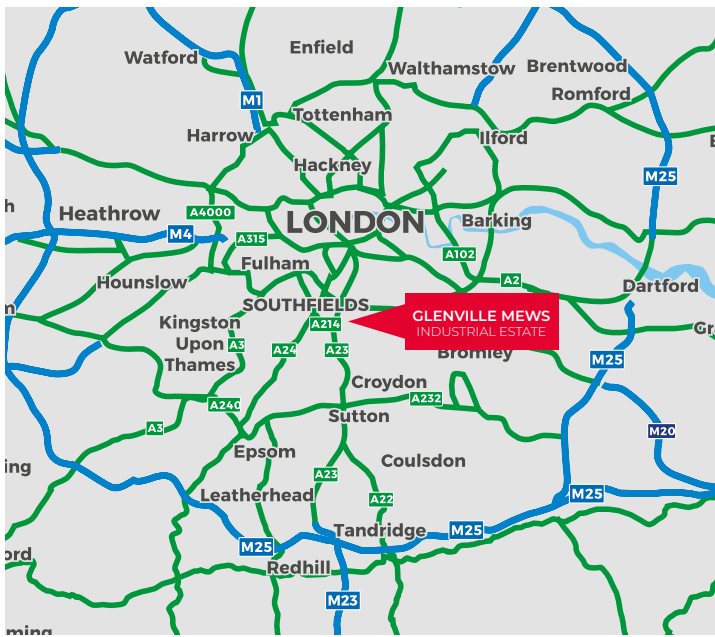


[www.ipif.com/southfields](http://www.ipif.com/southfields)

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

**GLENVILLE MEWS** INDUSTRIAL ESTATE  
SOUTHFIELDS, SW18 4NJ

**IPIF**

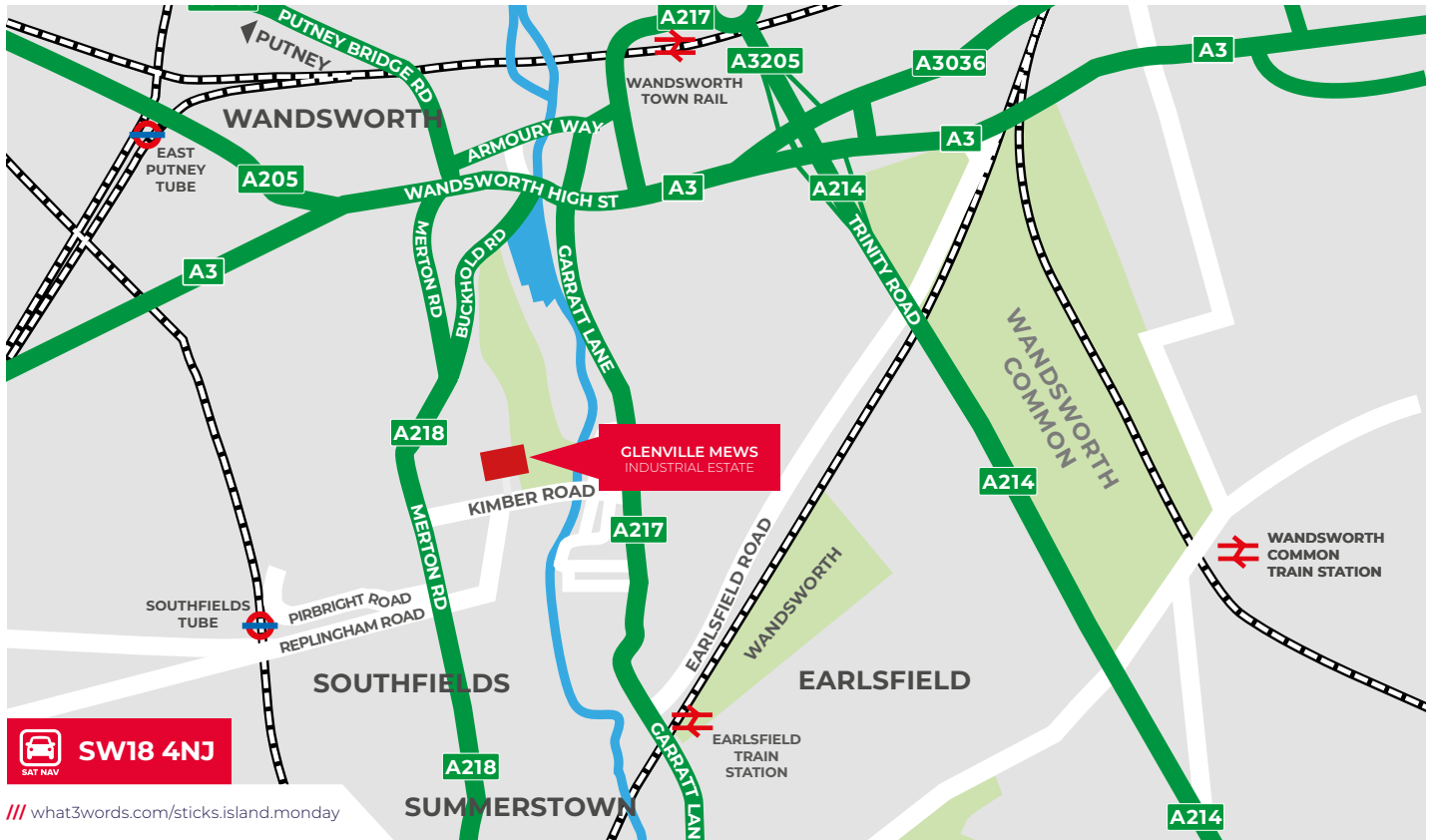


### LOCATION/DISTANCES

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



## DESCRIPTION

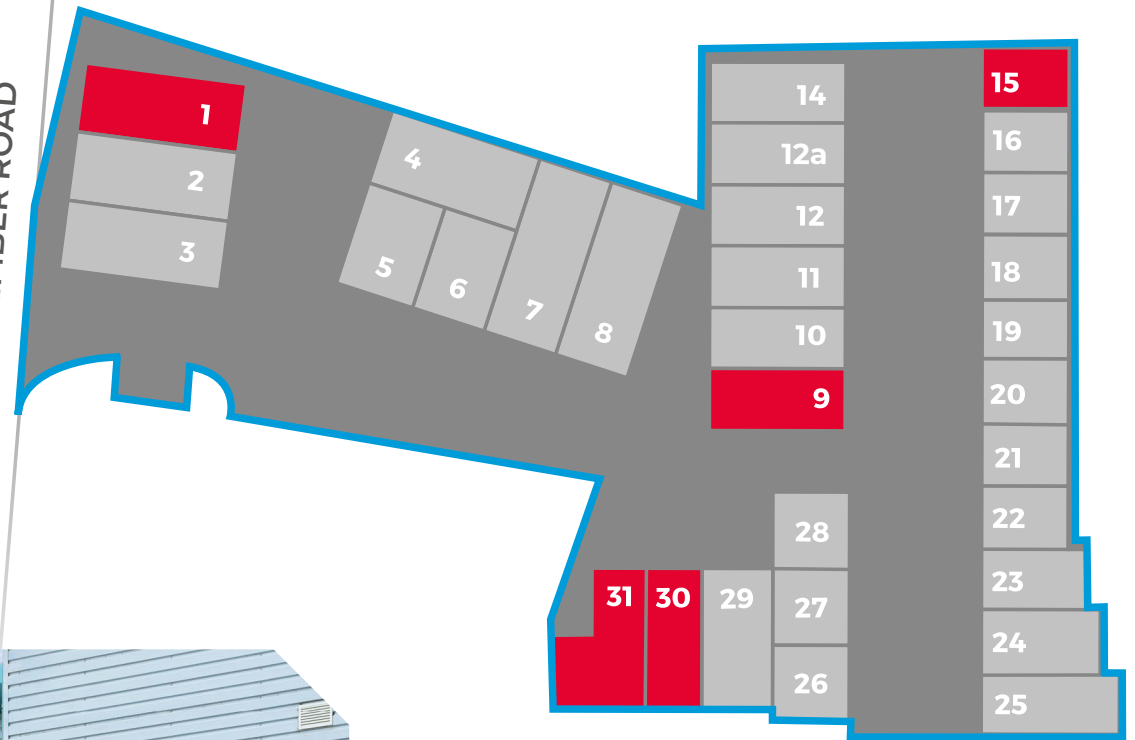
The units generally comprise of a replaced roof with a new, full height electric roller shutter door. Once refurbished, the units internally will comprise newly painted floor and walls, LED lighting and a 3-phase electricity supply. Allocated parking is provided for each unit.

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT	REFURBISHMENT	M <sup>2</sup>	FT <sup>2</sup>	EPC
1	To Be Refurbished	214	2,306	D (96)
9	To Be Refurbished	142	1,531	C (71)
15	Fully Refurbished	92	986	B (50)
30/31	To Be Refurbished	384	4,129	D (87)

KIMBER ROAD



Indicative (Units 10 & 11)



## SPECIFICATION

- Refurbishments across estate
- Estate-wide CCTV
- LED lighting
- Full height electric loading doors
- Three phase power
- Separate personnel entrances
- 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.

## ENERGY PERFORMANCE CERTIFICATE

EPC to be reviewed post-refurbishment for units 1, 9 and 30/31. Latest EPCs available on request.

On behalf of the Landlord

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