

# UNITS TO LET

1,522 - 3,053 ft<sup>2</sup>  
141-283 m<sup>2</sup>



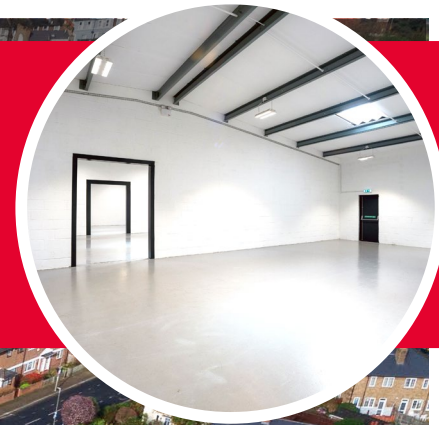
NEWLY  
REFURBISHED



RARE CENTRAL  
LONDON INDUSTRIAL  
LOCATION



KEY TRAIN  
STATIONS WITHIN  
WALKING DISTANCE

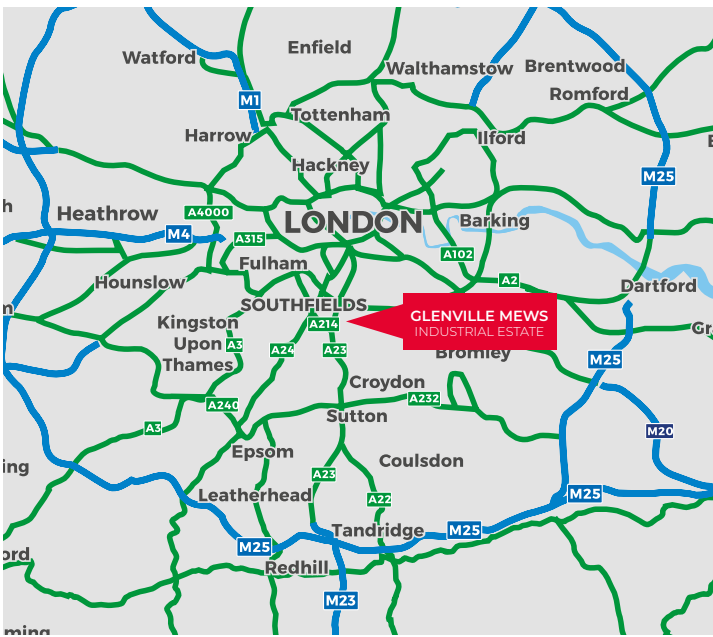


[www.ipif.com/southfields](http://www.ipif.com/southfields)

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

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



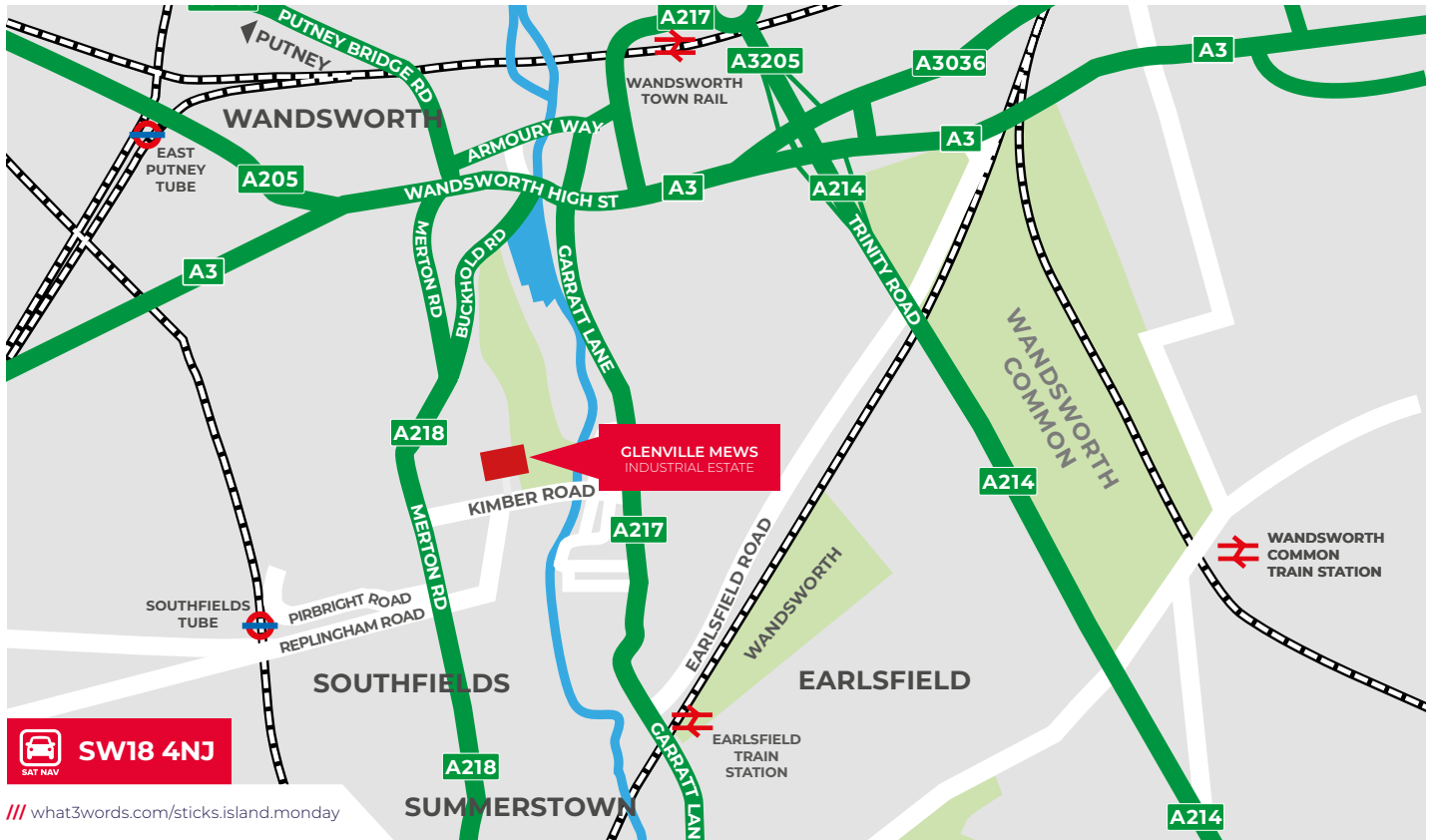


### LOCATION/DISTANCES

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. 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	M <sup>2</sup>	FT <sup>2</sup>	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 ft<sup>2</sup> (283 m<sup>2</sup>)

KIMBER ROAD





### SPECIFICATION

- Newly 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

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