

# UNITS TO LET

FROM 1,522 ft<sup>2</sup> - 6,113 ft<sup>2</sup>



FULLY  
REFURBISHED



RARE CENTRAL  
LONDON INDUSTRIAL  
LOCATION



KEY TRAIN  
STATIONS WITHIN  
WALKING DISTANCE



Unit 3

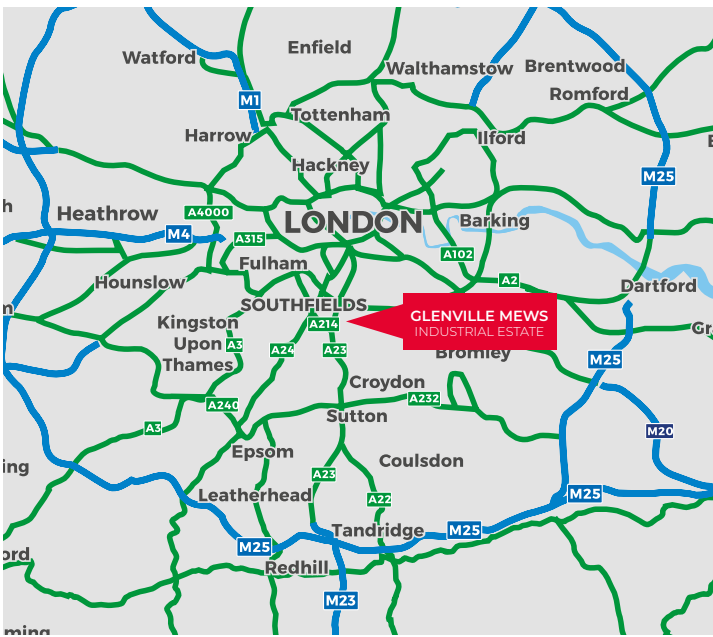


[www.ipif.com/southfields](http://www.ipif.com/southfields)

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

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

**IPIF**

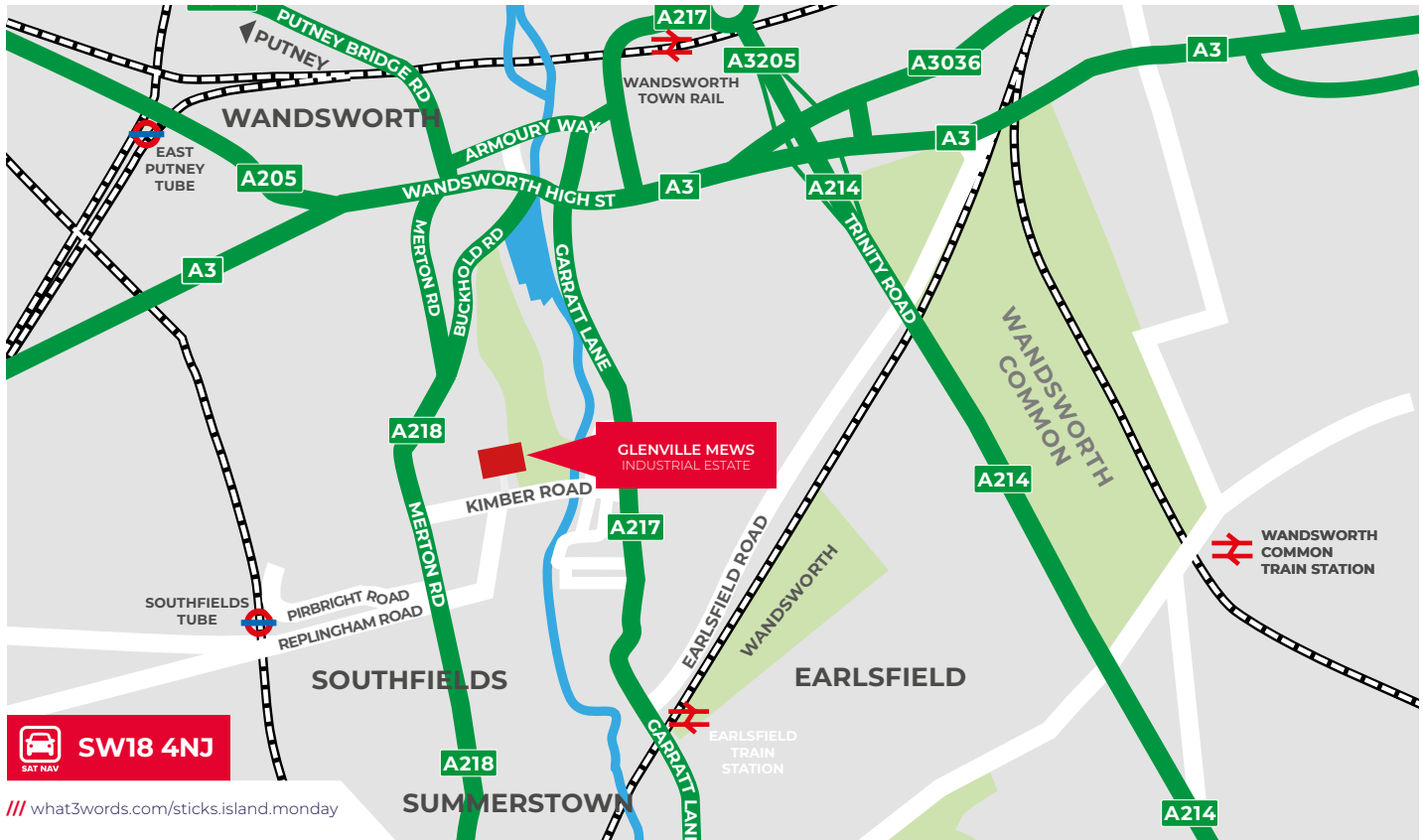


### LOCATION/DISTANCES

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



SW18 4NJ

/// [what3words.com/sticks.island.monday](http://what3words.com/sticks.island.monday)



### ACCOMMODATION

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
3	248	2,675	B-44
7	239	2,579	B-26
10	142	1,531	B-41
11	141	1,522	B-41
12	142	1,529	B-41
12a	142	1,531	B-34



**UNITS 10, 11, 12 & 12A CAN BE COMBINED**  
in a variety of combinations up to a maximum  
GEA of 6,113 ft<sup>2</sup> (567 m<sup>2</sup>)



## SPECIFICATION

- Replaced Roof
- 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

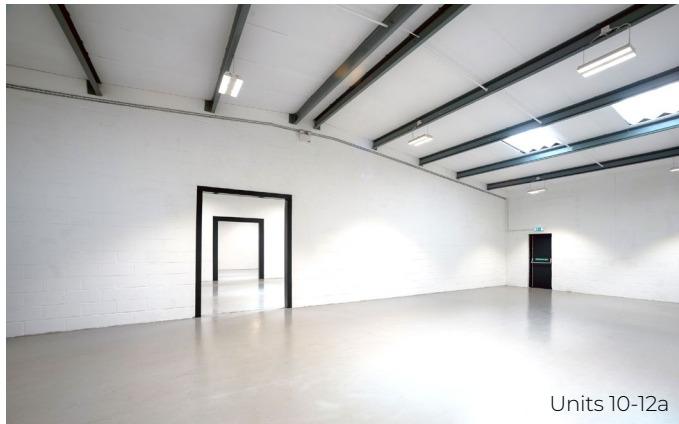
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

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



Unit 3



Units 10-12a



Unit 7

On behalf of the Landlord

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