



Grange Mills Industrial Estate, Weir Road, Balham, SW12 ONE

INDUSTRIAL / OFFICE PREMISES TO LET | 2,000 SQ.FT. - 8,000 SQ.FT.

TO LET



LOCATION:

Grange Mills Industrial Estate is located on the south side of Weir Road, midway between Cavendish Road and Atkins Road. The popular residential and commercial area benefits from excellent transport links.

Balham Station is located approximately ten minutes from the available commercial units and offers both national rail and underground links (Northern line). National rail services provide direct train services to Clapham Junction (6 minutes) and London Victoria (14 minutes).

Balham High Road provides a number of boutique retailers, independent shops and restaurants, along with Waitrose and Sainsbury's supermarkets. Similarly, the nearby Hildreth Street is known for its popular brunch / lunch spots such as; Brickwood Coffee and Milk.

Grange Mills Industrial Estate, Weir Road, Balham, SW12 0NE

DESCRIPTION:

Situated in the corner of Grange Mills Industrial Estate, the property comprises a two storey industrial / office building accessed via a private road off Weir Road and is configured as per below:

Unit 15 & Unit 16:

The available ground floor warehouse / storage units extend to a total area of approximately 2,000 sq.ft. The commercial units can be taken individually or combined to create a large open-plan warehouse / storage unit.

Unit 17a & 17b:

Open-plan first floor offices extending to a total area of approximately 2,000 sq.ft.

Floor plans available upon request.

PREMISES	AREA FT ²	AREA M ²	RENT
Unit 15	2,000	186	£50,000
Unit 16	2,000	186	£50,000
Unit 17A	2,000	186	£50,000
Unit 17B	2,000	186	£50,000

AMENITIES:



Use consent
B1 / B8



Natural Light
Good



3 Phase Power
On-site



Roller Door
Installed



Roller Door Height



Ceiling Height
3.1m

TENURE:

Terms to be agreed.

RATES PAYABLE: Estimated at approx £5.50 psf.

SERVICE CHARGE: Upon application.

VAT: Applicable.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

George Rowling
Houston Lawrence

0207 801 9027

george.rowling@houstonlawrence.co.uk