UNITS TO LET
986 - 4,129 ft²

REFURBISHMENTS ACROSS ESTATE

RARE CENTRAL LONDON INDUSTRIAL LOCATION

KEY TRAIN STATIONS WITHIN WALKING DISTANCE

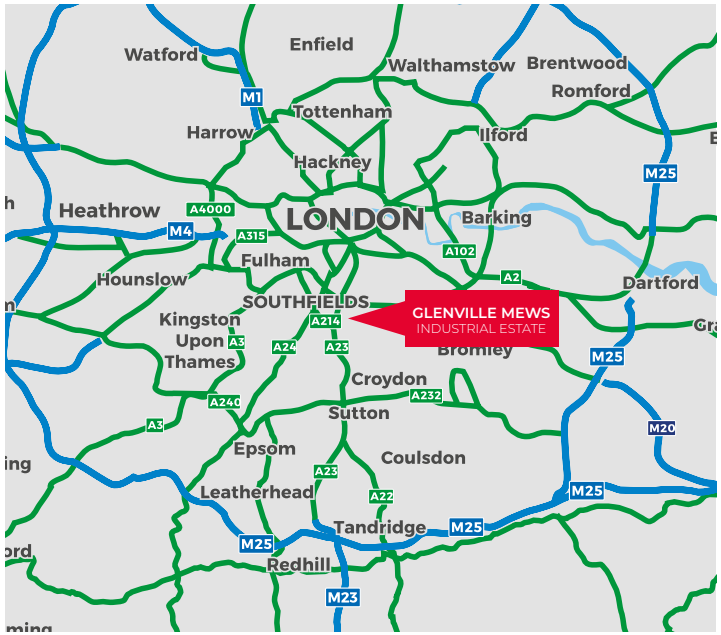
Indicative (Unit 3)

www.ipif.com/southfields

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

GLENVILLE MEWS INDUSTRIAL ESTATE
SOUTHFIELDS, SW18 4NJ

IPIF

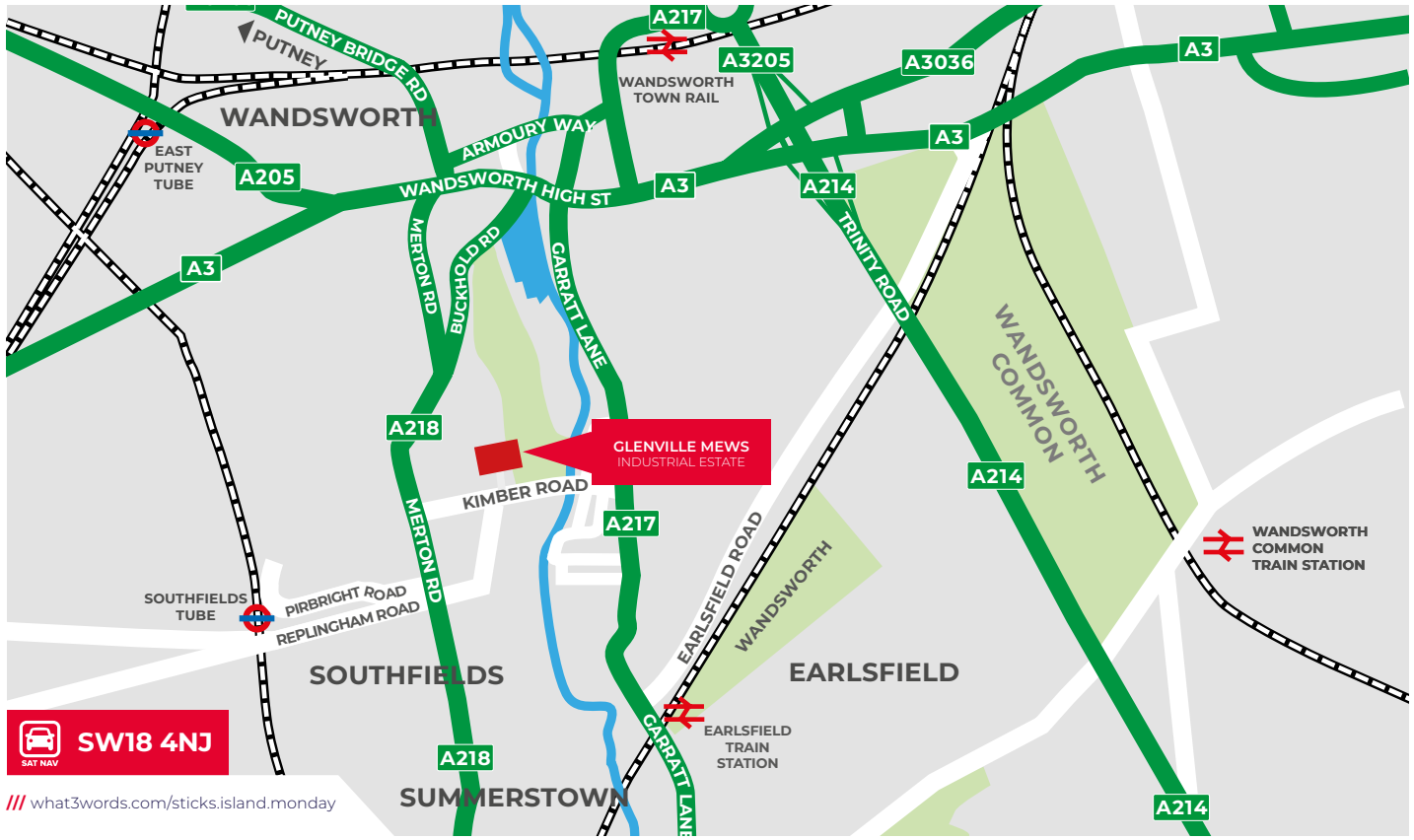


LOCATION/DISTANCES

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



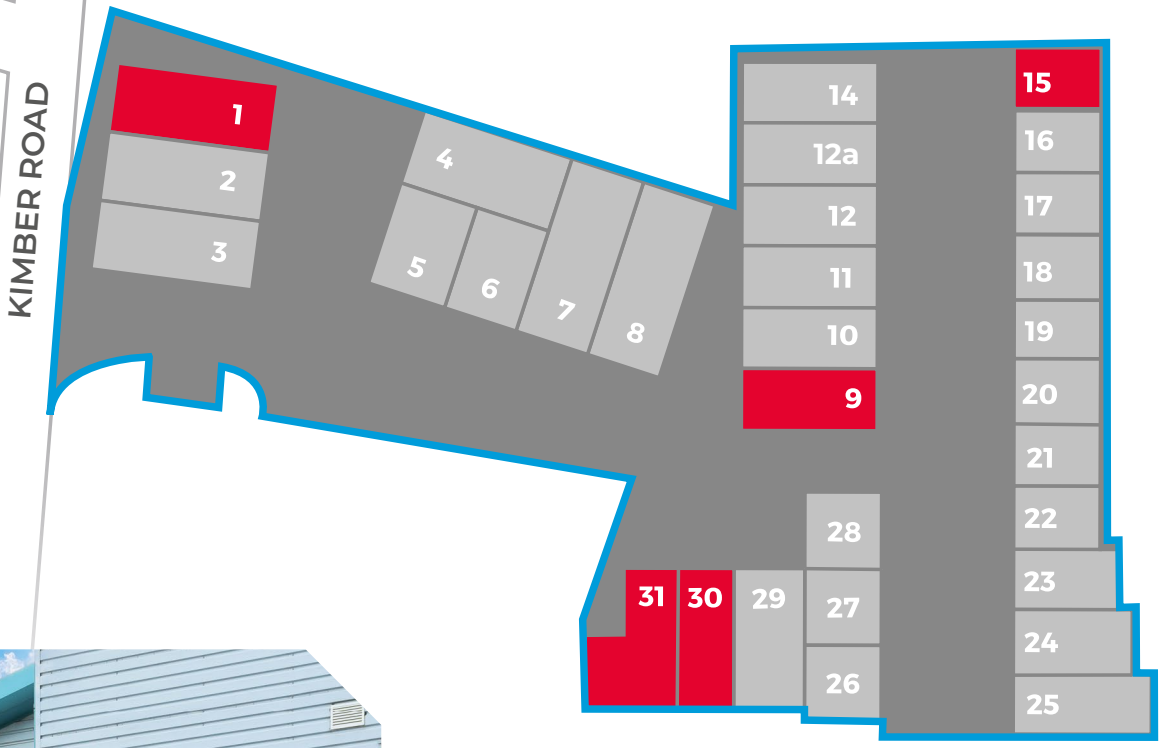
DESCRIPTION

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	M²	FT²	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)



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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