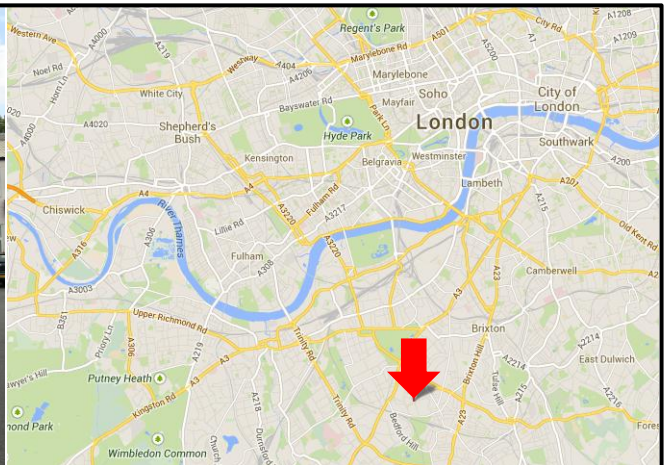




WAREHOUSE PREMISES WITH OFFICES TO LET

22-23 Grange Mills, Weir Road, Balham, London
SW12 0NE

Approx. 5,500 – 8,000 sq. ft. (511 - 743 sq. m.)



Nearby occupiers include:



Features Include:

- Forecourt parking
- Loading bay
- Sky lights
- Self-contained unit
- Two-storey office content
- Walking distance to Balham & Clapham South Stations

Journey Distances & Times

- Clapham Common 0.7 miles/ 3.4 minutes
- Chelsea Embankment 3 miles/12 minutes
- Fulham 3.8 miles/ 14 minutes
- City of London 5 miles/22 minutes
- Regent Street 6 miles/22 minutes



Location

The property is located just off Weir Road and sits within Grange Mills Industrial Estate. Balham tube and rail stations are within reasonable walking distance, from which Central London is some 10 minutes travelling time. The A24 and the A205 (South Circular) are both easily accessible and provide good road links to SE and SW London.

Accommodation

Area	Sq. Ft.	Sq. M.
Ground Floor Warehouse	2,767	257
Ground Floor Offices	1,369	127
First Floor Offices	1,408	130
Total	5,544	514
Potential mezzanine	2,500	232

Lease Terms

The premises are available to let on a new full repairing and insuring lease for a minimum term to be agreed. Price on application.

Service Charge

Circa £0.35 psf/pa plus VAT

Business Rates

The rateable value is £35,750 (Lambeth Borough Council).

Viewing

Nick Barker
020 7484 8120
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Or through joint agents Houston Lawrence – 0207 7924 4476 (Joe Duggan)