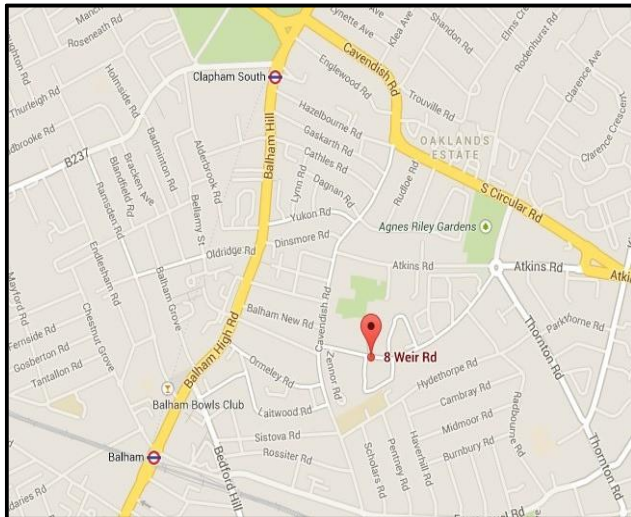




# WAREHOUSE & OFFICE BUILDING TO LET

**Prime Location – Only 1 Mile from Clapham Common**

**8B Weir Road,  
Balham,  
London,  
SW12 0NA**



**Approximately 5,469 sq ft. with Large Secure Yard**

- **A Prime London Warehouse/Light Industrial Unit with offices**
- **Internal Area of the Property circa 5,469 sq ft (508 sq m)**
- **Potential for Secure Yard with 1 roller shutter door**
- **Modern Offices at first floor level**
- **10 minutes' walk from Balham's Underground station**
- **Ample Car Parking Spaces**



**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 20 minutes travelling time. The A24 and the A205 (South Circular) are both easily accessible and provide good road links to SE and SW London.

**Description**

A shared access road off Weir Road leads to the property. The accommodation currently provides a warehouse building with ancillary office accommodation at first floor. There is a good sized yard which can be self-contained if required and will provide ample parking. The warehouse has been refurbished; it has solid concrete flooring with brick/block walls under a profiled clad roof with translucent panels. The warehouse will be accessed via one roller shutter doors (to be constructed) or via the offices which are to one side.

The offices are fully fitted and have been refurbished and are open plan with the exception of a single meeting room, a kitchenette and a single WC.

Further office accommodation fronting Weir Road at first floor level is available by negotiation.

**Accommodation**

The property comprises a modern Warehouse and Office building of steel portal frame construction with the benefit of secure yard for parking and loading and an internal courtyard.

The accommodation is arranged as follows:

Accommodation	Sq m	Sq ft
Warehouse	382.6	4,118
Ancillary Storage	38.8	418
First Floor Offices	86.7	933
<b>Total</b>	<b>508.1</b>	<b>5,469</b>

*\*All measurements are GIA in accordance with the Code of Measuring Practice.*

**Lease**

A new FRI lease for a term to be agreed.

**Rent**

Rent on application

**Business Rates**

Interested parties must make their own enquiries of London Borough of Lambeth.

**Viewing**

Strictly by appointment with the Sole Agents:

**BNP Paribas Real Estate - [www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)**

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**SUBJECT TO CONTRACT**



**EPC**

