



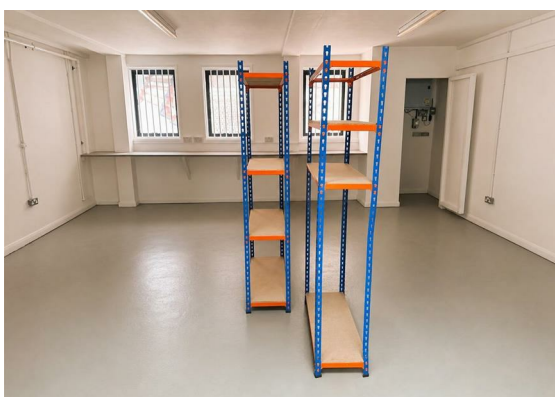
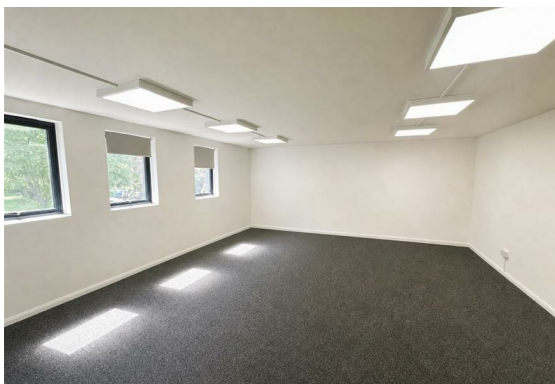
UNIT 2 GLENVILLE MEWS, SOUTHFIELDS,
LONDON, SW18 4NJ



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
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Description

Versatile, modern industrial and warehouse unit in a highly sought-after South London location. Arranged over the ground and first floors, this 2,100 sq ft property is perfectly configured for businesses requiring a blend of workshop, storage, and administrative space.

A dedicated customer entrance at the front of the property opens into the reception area. This leads directly into the main ground-floor storage and workshop space, which benefits from an impressive 15 ft high roller shutter, ensuring seamless loading and unloading. The first floor offers dedicated office accommodation complete with a kitchenette and WC facilities. The property also benefits from allocated parking

Location & connectivity

Glenville Mews Industrial Estate offers unrivaled transport links for a Central London industrial site. Situated just a 5-minute drive from the A3, the estate provides rapid and straightforward road access into Central London and out to the M25.

For staff and visitors using public transport, the estate is exceptionally well-connected:

Southfields Underground Station (District Line) – 10 minutes walk

Earlsfield Station (National Rail/Overground) – 13 minutes walk

Wandsworth High Street – 0.75 miles (7-minute drive)

City of London – 8 miles (48-minute drive)

Rent & financials

Rent £on application

Service charge: £5,300 pa

Rates £28,860 pa

VAT: applicable on the rent & service charge at the prevailing rate

Viewings

Available by appointment

Contact CSJ 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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