



TO LET

51 Oldridge Rd, Balham,
London, SW12 8PP



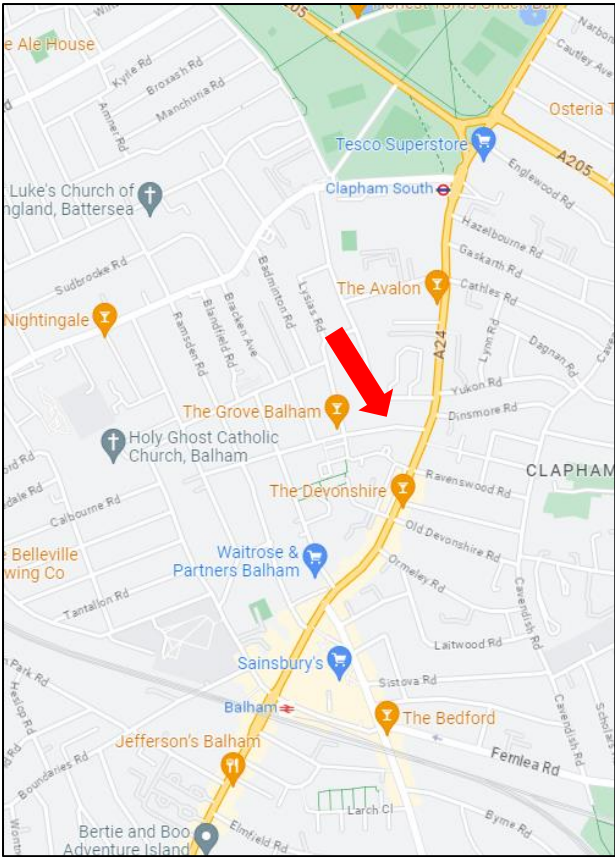
**WAREHOUSE / B8
OPPORTUNITY**

4,258 sq ft / 396 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Description

The property comprises a former parochial hall of brick construction. The building was built in the late 1870's and incorporates a main rectangular two-storey building with gabled roof and a smaller two-storey structure on the north-easter corner of the plot. A single storey element projects at the front beyond the volume of the former hall to align with the pavement of Oldridge Road. The property has consent for use as a business storage unit (Class B8).

Location

The property is located on the north side of Oldridge Road close to its junction with the A24 (Balham Hill) in the London Borough of Wandsworth. The A24 provides a direct route to the A3 to the north and M25 motorway to the south.

The area is well served by public transport. Balham and Clapham South London Underground Station's (Northern Line & Network Rail Services) are within walking distance of the property. There are also several bus routes which operate within the area.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £85,160 per annum exclusive (£20 psf) plus VAT if payable. Subject to Contract.

Rates

The property currently has a rateable value of £18,250 pa effective from the 1st April 2023. Interested parties are to make their own enquiries via The London Borough of Wandsworth.

Floor Areas (GIA)

	Sq ft	Sq m
G/F – Warehouse	3,092	287.26
F/F – Office / Storage	1,166	108.33
Total	4,258	395.59

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Strictly by appointment through joint sole agents Grant Mills Wood.



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Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. April 2023.

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