

RARE FREEHOLD FOR SALE

4 GRANGE MILLS, SW12



**ATTRACTIVE DESIGN STYLE OFFICE
WITH LARGE WAREHOUSE BUILDING**

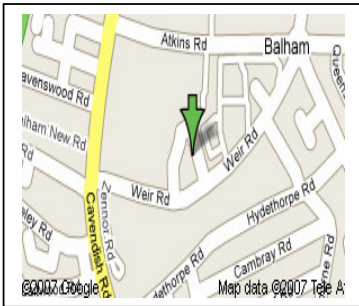
Tel: 020 7486 9597

60 Gloucester Place, London, W1U 8HN Fax: 020 722 42 208 Email: info@evanspayne.com

Evans & Payne Ltd. Registered in England No. 2368735

These particulars do not constitute an offer or any part of a contract. No responsibility is accepted as to the accuracy of these particulars or for any error or omissions therein. No responsibility or warranty is made or given during negotiations, in particulars or elsewhere.

Location:



The property is located in a popular location between Balham and Clapham and occupies a prominent position on the south side of Weir Road, close to the junction with Cavendish Road.

Both Balham (British Rail and Underground) and Clapham South (Underground) stations are within close walking distance from the property.

Accommodation:



Well-presented large warehouse unit with an attractive refurbished old mill office with Gas Central Heating and 4 parking spaces. Both properties suitable for further development (subject to planning).

The premises are arranged over the ground floor and approximate measurements are calculated on a gross internal basis as follows:

Warehouse	2,466 square feet
Offices	759 square feet
	<hr/>
Total Floor Area	3,225 square feet

Tenure:

Freehold For Sale

Price:

Offers in excess of £695,000.

Legal Costs:

Both parties to bear their own legal costs.

Viewing:

Strictly by appointment through sole agents Evans and Payne:

Will Lawther willlawther@evanspayne.com
Naeem Muhammad naeemmuhammad@evanspayne.com

SUBJECT TO CONTRACT