Offices TO LET

Unit 13 Grange Mills
Weir Road
Balham
SW12 0NE

877 sq. ft.
(81.48 sq. m.)

andrew scott robertson commercial

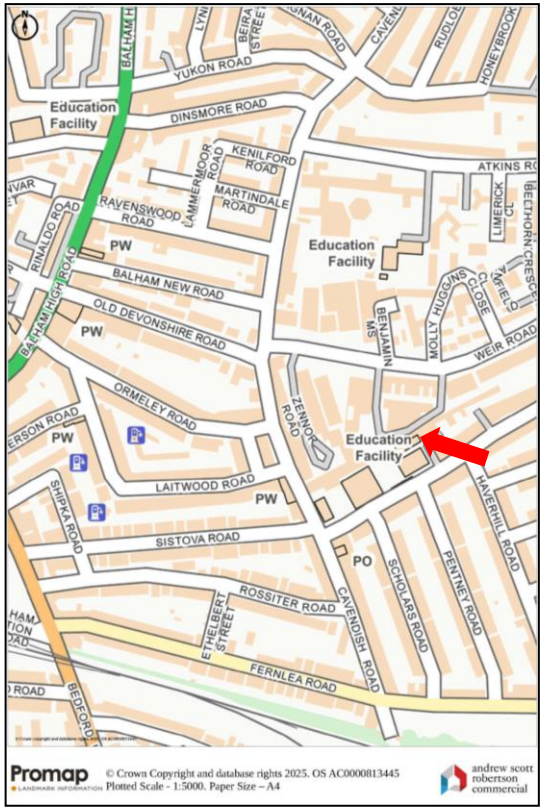
Air conditioned, refurbished offices with 2 parking spaces

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS
Regulated by RICS

LOCATION PLAN



LOCATION

The property is located on the Grange Mills Estate in Balham. The estate is occupied by a variety of uses including office, light industrial and residential. Access is via a private service road coming off Weir Road.

The property benefits from good transport links with Balham train station just over 0.5 miles away, with regular services to London Victoria (13 mins) as well as connections to the London Underground via the Northern Line.

DESCRIPTION

The property comprises spacious open plan office accommodation benefiting from good natural light, situated on the first floor of a three-storey end of terrace building. The suites have been redecorated and are fully air conditioned and benefits from a kitchenette and WCs

The property comes with two car parking spaces.

ACCOMMODATION

First Floor: 877 sq. ft. (81.48 sq. m.)

SERVICE CHARGE

To be advised

VAT

The property is elected for VAT.

BUSINESS RATES

2026 List Rateable Value: £27,750
UBR 2026/27 – 0.432p in the £
Source: VOA website.

Interested parties should make their own enquiries with Lambeth Council to confirm the rates payable.

EPC

Band D (89) Expires 1st February 2031

TENURE

A new effective Full Repairing and Insuring lease on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

Offices TO LET

Unit 13 Grange Mills
Weir Road
Balham
SW12 0NE

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 3800**
Email: commercial@as-r.co.uk

Rent: £14,500 per annum inclusive

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) VAT may be applicable.

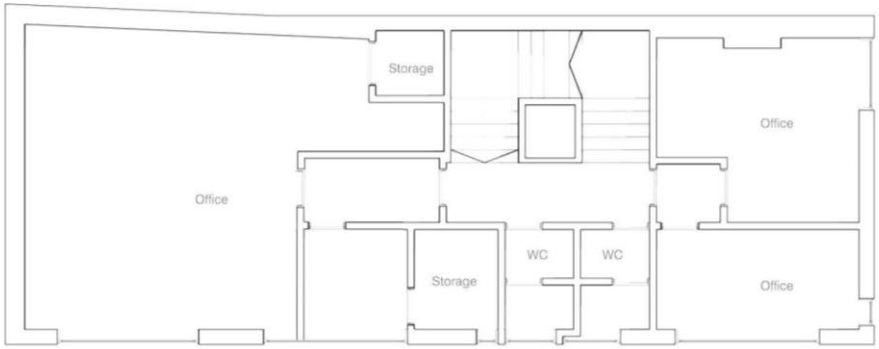
(ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract

(iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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;

(iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

October 2026

1st FLOOR PLAN



Offices TO LET

Unit 13 Grange Mills
Weir Road
Balham
SW12 0NE

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

Rent: £14,500 per annum inclusive

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) VAT may be applicable.

(ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract

(iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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;

(iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

October 2026