

Units 15-17, Grange Mills, Weir Road, Balham, London, SW12 0NE

South West London Permitted Development Opportunity



Agency Development Investment



Outline for indicative purposes only

Executive Summary

- Freehold Permitted Development opportunity in Balham, south west London.
- A 0.17 acre [0.07 hectare] site comprising a two-storey office building.
- Approximately 900 metres [0.6miles] from Balham National Rail and Underground Station.
- Prior Approval for conversion of the office space to provide 13 private residential units with a Net Saleable Area of 696 sq m [7,492 sq ft].
- For sale Freehold.



Location

The site is located in the south east corner of Grange Mills Industrial Estate, within the London Borough of Lambeth. The site is accessed via a private service road off Weir Road.

Grange Mills Industrial Estate comprises a variety of uses, including light industrial units, office accommodation and a recently converted residential unit [4 Grange Mills]. The wider surrounding area is residential in character, predominantly comprising two storey Victorian terraced houses. The site is bound by the private access road to the north and Henry Cavendish Primary School to the south. Industrial units lie to the east and west, separated by an area of hardstanding.

The site has good public transport links with Balham National Rail and Underground station [Northern line] located 900 metres [0.6 miles] to the south west of the site. The National Rail Station is on the Brighton Main Line, providing direct train services to Clapham Junction [6 minutes] and London Victoria [14 minutes] [Source: National Rail]. The Charing Cross and Bank branches of the Northern line are accessible at Balham, providing direct services to central London and the wider London Underground network.

Balham High Road is located approximately 650 metres [0.4 miles] west of the site, providing a number of boutique retailers, independent shops and restaurants, along with Waitrose and Sainsbury's supermarkets. The nearby Hildreth Street is a popular pedestrianised area, known for its wide range of cafes, retail amenities and weekly farmers market. The site also benefits from close proximity to public green open space, including Tooting Bec Common to the south and Clapham Common to the north.

Description

The property comprises a 2 storey office building in Class B1a office use. To the front and side of the property there is an area of forecourt which includes six informal parking bays. The property sits within a broadly triangular shaped site extending to approximately 0.17 acres [0.07 hectares].

The site is accessed via a private service road which has two access points from Weir Road.

Planning

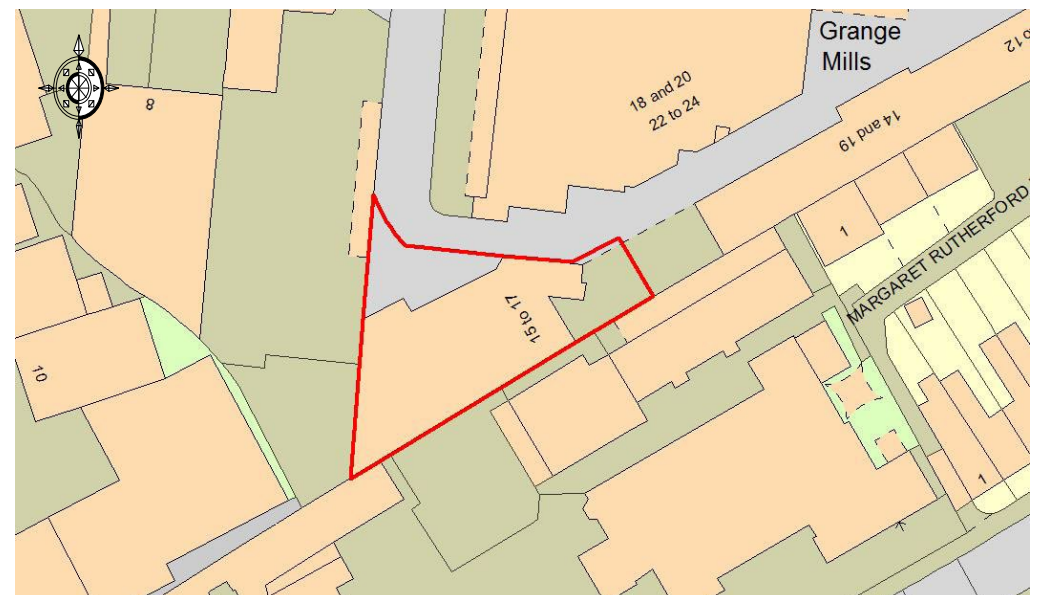
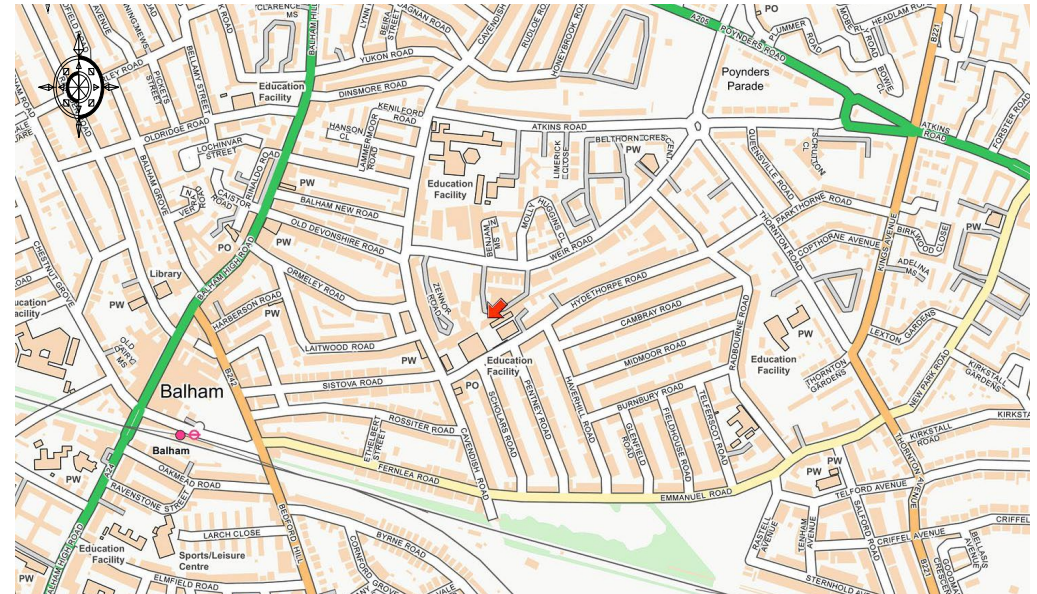
Falling under the jurisdiction of the London Borough of Lambeth, the site does not contain any listed structures nor is it situated within a Conservation Area.

Prior Approval [Ref: 18/02571/P3O] has been granted subject to a S106 agreement, for the following development:

“Change of Use from Office [Use Class B1a] to 13 flats [Use Class C3].”

The site also benefits from planning permission [Ref: 18/02552/FUL] granted on 10th August 2018 for:

“Installation of new and replacement windows throughout and removal of external fire escape stairs.”



Proposed Development

The consented scheme by PJM Architects proposes to convert the existing office building to 13 residential units, comprising 7 x studios, 3 x 1 bed and 3 x 2 bed apartments.

The proposed schedule of accommodation is set out below:

Unit	Floor	Type	NSA (sq m)	NSA (sq ft)
1	G	2bed	76	818
2	G	Studio	47	506
3	G	2bed	71	764
4	G	1bed	66	710
5	G	Studio	38	409
6	G	Studio	38	409
7	1	1bed	53	570
8	1	Studio	44	474
9	1	Studio	53	570
10	1	2bed	73	786
11	1	1bed	52	560
12	1	Studio	39	420
13	1	Studio	46	495
Total		13	696	7,492

The 6 car parking spaces at ground floor level are included within the sale.

Tenure

The property is for sale freehold.

The property is currently leased to Exodus Travels Limited and the required notices have been served on the tenant so that vacant possession of the building will be secured by 1st May 2019.



Photo of cafes and shops along Hildreth Street

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Method of Sale

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest.

EPC

The property has been classified as having an EPC rating of D. The full EPC report is available on the dataroom.

VAT

All offers should be exclusive of any VAT which may be charged on the purchase price.

Viewings

Viewings are strictly by appointment on specific viewing days, in order to minimise disruption to the occupants. Please contact either of the joint agents to make an appointment.

Further Information

Further information including technical and legal documentation is available at:

www.savills.com/grangemills

Contacts

For further information please contact:

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Sale particulars produced October 2018.

