

To Let

**Unit 13 Boundary Business Court, Unit 1 Boundary
Business Court, 92-94, Church Road, Mitcham,
Surrey, CR4 3TD**

1,038 sq ft (96.43 sq m)



Location

Boundary Business Court is located on the eastern side of Church Road which connects with London Road (A217) to the south and Western Road (A236) to the north, equidistant between Colliers Wood and Mitcham.

The A24 is c. 0.5 miles to the north of the estate, which provides access to Central London and other arterial routes of South West London and to the nearby motorway network.

Belgrave Walk Tramlink stop is approximately 0.25 miles away which provides access to Croydon and beyond, to Beckenham to the south east and Wimbledon to the north west.

Specification

The warehouse benefits from the following specification:

- Gated estate with CCTV
- Roller shutter door
- 6m Eaves
- Warehouse lighting
- Three phase power
- Car parking
- Personnel entrance

Terms

The units are available on new full repairing and insuring leases on terms to be agreed.

Legal Costs

Each party is to be responsible for their own legal fees.

Accommodation

The unit comprises a semi-detached steel portal framed industrial / warehouse unit of part block construction with metal sheet cladding. The warehouse is accessed via a single roller shutter door and benefits from a minimum eaves height of 4m. Externally, there is 3 parking spaces and a loading area.

EPC

This property has been graded as 90 D.

Rent

£17,500 per annum



Contacts

Tim Clement

+44 (0)207 087 5303

Tim.Clement@eu.jll.com

Chris Jones

+44 (0)207 087 5445

Chris.Jones@eu.jll.com

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