

To Let

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

4,195 sq ft (389.73 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:

- 6m eaves height
- Electric roller shutter loading door (4m x 4m)
- 3 phase electricity
- Kitchenette
- Male / female WC and disabled WC facilities
- Gas hot air blower (relevant certificates required)
- Strip fluorescent lighting

The first floor office space benefits from the following specification:

- Carpeted
- Perimeter trunking
- Suspended ceiling
- Storage heaters
- Good natural light

Terms

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

Legal Costs

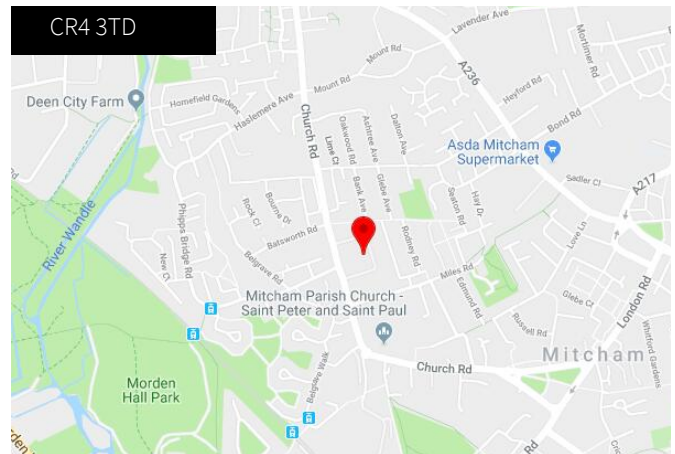
Each party is to be responsible for their own legal fees.

EPC

This property has been graded as 76 D.

Rent

£61,750 per annum



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