

To Let

Units 18 - 22 Boundary Business Court, Church Road, Boundary Business Court, Mitcham, Greater London, CR4 3TD

3,764 to 5,258 sq ft (349.69 to 488.48 sq m) GIA



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

Units 18-22 form part of a terrace of units comprising of a steel portal frame industrial/warehouse. The units benefit from an electric roller shutter loading door and designed parking spaces.

Specification

- Electric up and over roller shutter doors
- WC and kitchenette
- 10% roof lights
- LED warehouse lighting
- Three phase power

Accommodation

Approximate gross internal areas.

	sq ft	sq m
Unit 18	3,764	349.71
Unit 19	3,771	350.32
Unit 20	5,258	488.49
Unit 21	5,258	488.49
Unit 22	5,223	485.25

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 A-A: 21.

Rent

£14.50 per sq ft

Business Rates

Available upon request.



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BOUNDARY BUSINESS COURT
CHURCH ROAD, MITCHAM, CR4 3TD



DESCRIPTION

Boundary Business Court comprises units of various sizes, ages and styles offering occupiers office, business unit and industrial accommodation. The units vary in specification, and depending on availability full details can be provided.

SPECIFICATION

Depending on the unit, amenities include:

- Gated estate with CCTV
- Roller shutter doors
- Fluorescent strip lighting
- Car Parking
- Personnel entrance

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 18	M ²	FT ²	EPC
Total	349	3,764	

UNIT 19	M ²	FT ²	EPC
Total	350	3,771	

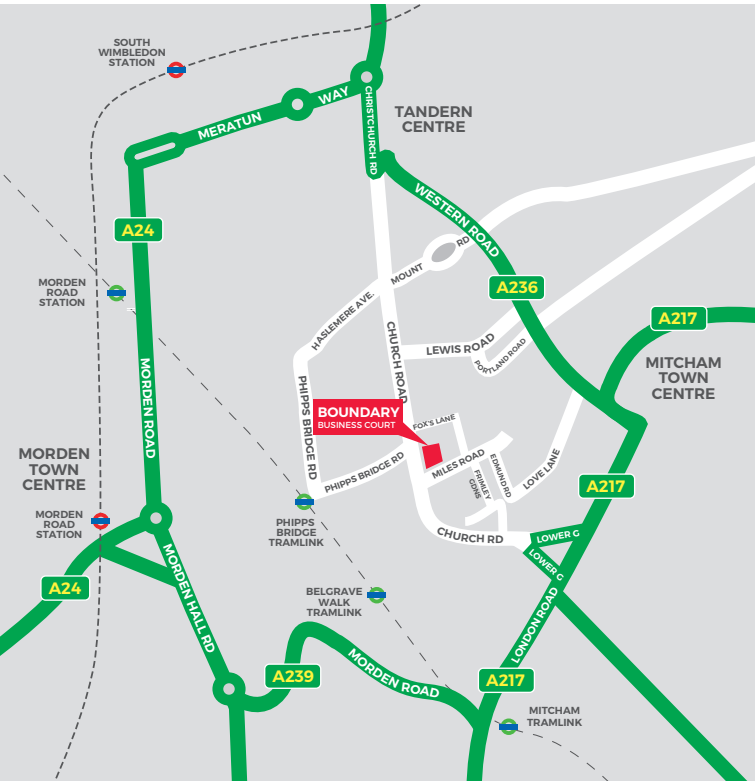
UNIT 20	M ²	FT ²	EPC
Total	488	5,258	

UNIT 21	M ²	FT ²	EPC
Total	488	5,258	

UNIT 22	M ²	FT ²	EPC
Total	485	5,223	

LEASE TERMS

The units are available on new full repairing and insuring leases.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



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