

111-115 High Street,  
Colliers Wood, SW19 2HR

**LEWIS  
&CO**

## A1/A2/B1/D1 COMMERCIAL UNIT TO LET



### **DESCRIPTION**

This ground floor unit has A1 / A2 / B1/ D1 use and benefits from a double frontage to the High Street offering an occupier an enviable prominence visible to both passing traffic and local pedestrian flow from the local residential catchment.

The new build unit is currently shell condition with an internal height of 4.5m.

### **ACCOMMODATION**

Ground Floor                      2,820 SQ FT

### **LOCATION**

The property is situated within just a few minutes' walk of Colliers Wood (Northern Line) tube station.

The town benefits from excellent road connectivity as it is located approximately 3.5 miles to the west of the A3 dual carriageway, which provides a direct link between central London approximately 10 miles to the north east, and junction 10 of the M25 motorway and the national motorway network 15 miles to the south.

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## TERMS

Available on a new flexible lease.

## TIMING

Immediate upon completion of legal formalities.

## RENT

Offers in excess of £70,000 pa.

## VAT

Applicable.

## SERVICE CHARGE

TBC.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## EPC

On application.

## VIEWING

Viewing strictly by prior appointment with sole agents:

### Lewis & Co

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