

# Unit 1, Menin Works, Bond Road, Mitcham, Surrey, CR4 3HG

**LEWIS  
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## INDUSTRIAL UNIT TO LET



### DESCRIPTION

Unit 1 Menin Works is a newly refurbished industrial unit with high ceilings and large open plan space. It benefits from a large roller shutter door with loading bay and forecourt parking.

- Eaves – 3.95 m
- Newly refurbished
- Three Phase electricity
- On site car parking spaces
- Excellent road frontage

### ACCOMMODATION

UNIT 1            2,037 sq ft

### LOCATION

Menin Works is located on the south side of Bond Road just off Western Road (A236) between Colliers Wood and Mitcham.

Menin Works benefits from being in an excellent position for access by road both into and out of central London and is an established business area. Public transport is provided via local buses, Colliers Wood Underground Station (Northern Line) and the Croydon to Wimbledon Tramline.

The property forms part of the main terrace on the estate and is arranged on the ground floor. The accommodation provides an open plan area with kitchenette & WC.

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## LEASE

A new FRI lease for a term to be agreed.

## TIMING

Immediate upon completion of legal formalities.

## RENT

£30,555 per annum.

## RATES

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

## SERVICE CHARGE

£1,527 per annum.

## EPC

Available on request.

## VIEWING

Viewing strictly by prior appointment with the joint sole agents:

### Lewis&Co

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