



(Indicative CGI)

## DESCRIPTION

The development is situated within just a few minutes' walk of Colliers Wood (Northern Line) tube station and will provide two commercial units as part of a bigger residential scheme.

The property will comprise upper and lower ground commercial units with B1 use. The unit will benefit from a frontage onto the high street and will be available in a shell & core condition.

## ACCOMMODATION

Upper Ground	2,131 SQ FT
<u>Lower Ground</u>	<u>2,045 SQ FT</u>
Total	4,176 SQ FT

## LOCATION

Situated on the High Street (A24) the units will benefit from a significant amount of both pedestrian and vehicular passing traffic.

The nearby Tower development, The tandem Centre, Priory Retail park and the Abbey Mills Market, all provide for a pleasant and vibrant South West London suburb.

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.

2- 6 High Street, Colliers Wood,  
London, SW19 2HR

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#### TERMS

Available on a new lease.

#### TIMING

Immediate upon completion of legal formalities.

#### RENT / PRICE

£25 per sq ft.

#### VAT

TBC.

#### RATES

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

#### EPC

On request.

#### VIEWING

Viewing strictly by prior appointment with the sole agents:

#### Lewis & Co

Alex Lewis MRICS

[alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)

+44 (0) 20 3940 5575

+44 (0) 7815 788 825

Claudia Harley BSC (HONS)

[claudia@lewisco.co.uk](mailto:claudia@lewisco.co.uk)

+44 (0) 20 3940 5561

+44 (0) 7563 393 940

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