

Richardson House

Boundary Business Court, Church Road, Mitcham, CR4 3TD

**LEWIS
&CO**

INDUSTRIAL UNIT TO LET



DESCRIPTION

A modern business unit that comprises a ground floor warehouse/industrial unit and air-conditioned offices on the first floor. The unit benefits from 10-12 parking spaces, a loading door, 3 phase electricity and 3.1 metres eaves height approx on the ground floor. There are kitchen facilities and WCs on both floors. The first-floor offices provide a mix of meeting room/ private offices and a large open plan area.

ACCOMMODATION

Ground Floor 2,910 sq ft

1st Floor Office 2,902 sq ft

TOTAL: 5,812 sq ft (gross internal approx)

LOCATION

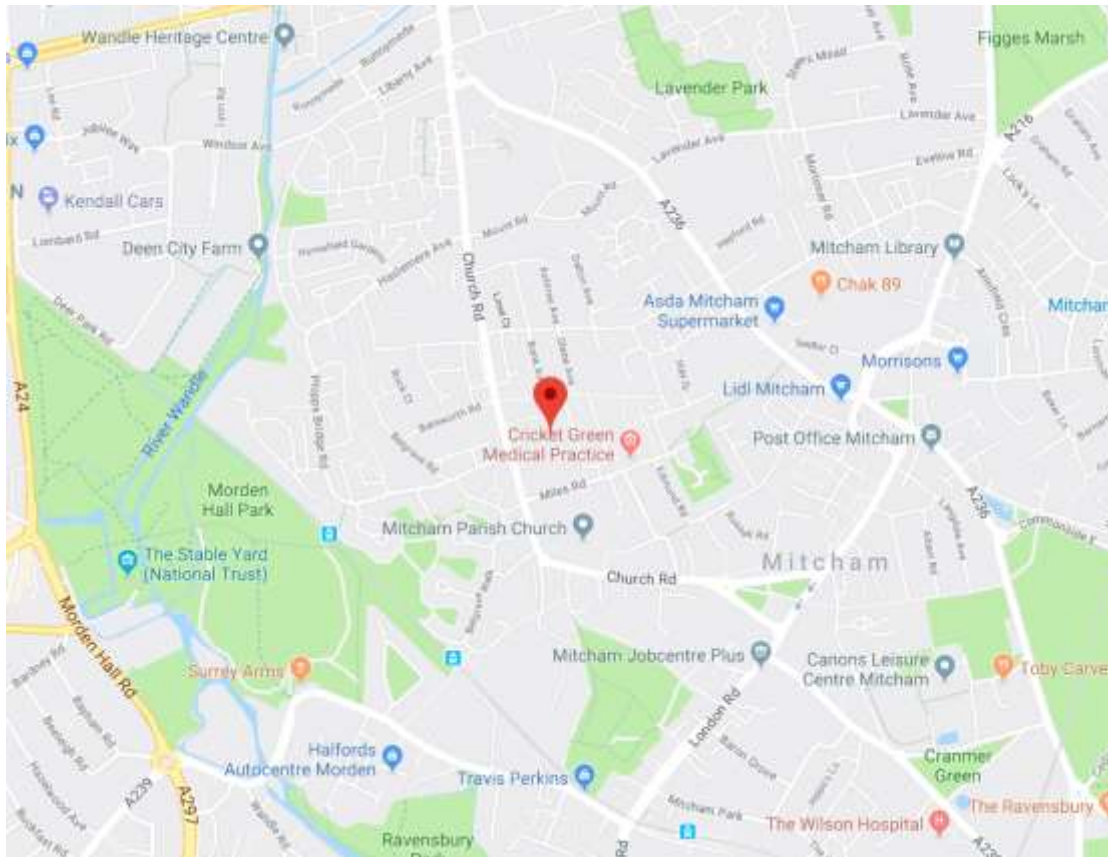
The property is situated on the Boundary Business Court industrial estate on the east side of Church Road, which leads off both London Road (A217) and Western Road (A236) halfway between Mitcham and Colliers Wood.

The estate is located circa half a mile to the east of the A24, which provides access to central London and other surrounding areas of South West London.

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LEASE

A sub lease is available for a term by arrangement up to March 2026. The sub lease to be contracted out of the Landlord & Tenant Act, 1954.

TIMING

Immediate upon completion of legal formalities.

RENT

£12.50 per sq ft.

RATES

Rateable Value - £46,250.

Rates Payable (2019-2020) – £22,708.75.

Service Charge – currently £3,900 pa.

EPC

On application.

Viewing

Viewing strictly by prior appointment:

Lewis & Co

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