UNITS TO LET

2,143 - 3,211 ft²

FULLY REFURBISHED

RARE GREATER LONDON INDUSTRIAL LOCATION

EXCELLENT TRANSPORT LINKS





www.ipif.com/boundary

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

BOUNDARY BUSINESS COURT

CHURCH ROAD, MITCHAM, CR4 3TD

IPIF

UNIT 9



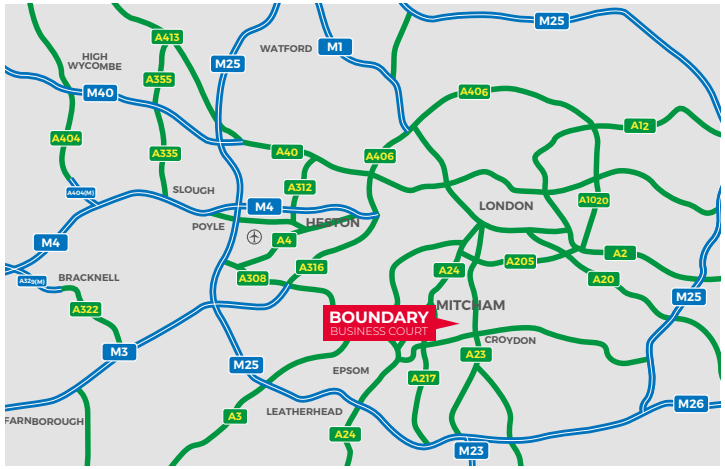


UNIT 15



UNIT 9







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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 circa 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

- Fully refurbished
- Gated estate with CCTV
- Electric roller shutter door
- 6m eaves height (Units 5 & 9) and 4.12m eaves (Unit 15)
- First floor office accommodation (Units 5 & 9)
- Allocated car parking spaces
- Loading area
- 3 phase electricity

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	FT²	M²	EPC
UNIT 5	3,200	297.3	B - 49
UNIT 9	3,211	298.3	B - 50
UNIT 15	2,143	199.1	B - 42

BUSINESS RATES

Available upon request.

LEASE TERMS

The units are available on a new full repairing and insuring lease.

SERVICE CHARGE

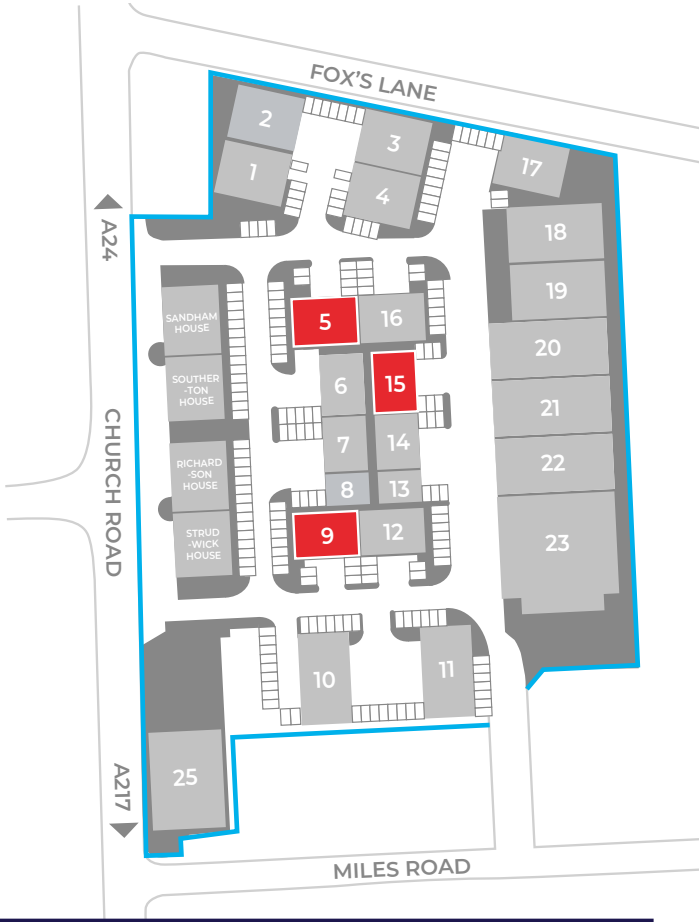
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord

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