

UNITS TO LET

FROM **2,143 ft² - 6,002 ft²**



TO BE FULLY
REFURBISHED



RARE GREATER
LONDON INDUSTRIAL
LOCATION



EXCELLENT
TRANSPORT
LINKS



INDICATIVE IMAGE

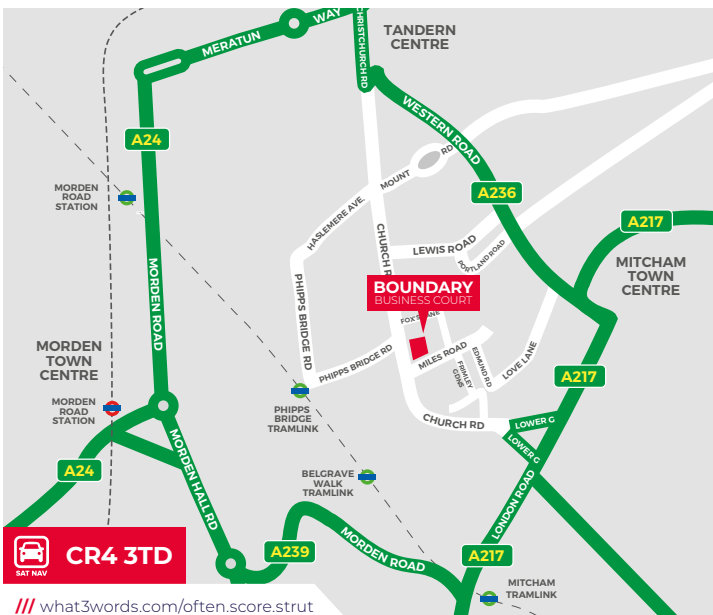


www.ipif.com/boundary

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

BOUNDARY BUSINESS COURT
CHURCH ROAD, MITCHAM, CR4 3TD

IPIF



CR4 3TD
SAT NAV

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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

- Units to be fully refurbished
- First floor offices (Unit 11)
- Electric roller shutter door
- 6m eaves (Unit 11) and 4.12m eaves (Unit 15)
- Allocated car parking
- Loading area
- 3 phase electricity

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 11	FT ²	M ²
	6,002	557.6
UNIT 15	FT ²	M ²
	2,143	199.1

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.

ENERGY PERFORMANCE RATING

Available on request.



On behalf of the Landlord

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