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TO LET

OFFICE / CLASS E PREMISES – 3,028 SQ FT (281.27 SQ M)

1 Commonside West, Mitcham, London, CR4 4HA

DESCRIPTION

The property comprises a listed period building set out over ground, 1st and 2nd floors with front garden area and parking to the rear. The property is cellular in nature and would suit a variety of uses including offices, other Class E uses such as medical and potentially nursery operators. The property may suit other education or training uses, subject to planning permission.

LOCATION

The property is located to the north west of Mitcham Common and on the edge of Mitcham town centre with a range of retail amenities.

Mitcham Eastfields and Mitcham Junction provide regular services to:
 London Victoria - 22 mins
 London Blackfriars - 28 mins
 London Bridge – 38 mins

The Tramlink, running between Wimbledon, Croydon and Beckenham is accessed off London Road. There are also numerous local bus routes.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground floor	1,222	113.52
First floor	1,072	99.59
Second floor	834	77.52
TOTAL	3,028	281.27
Basement storage	145	13.50

AMENITIES

- LED lighting
- Gas-fired central heating
- Comfort cooling to ground floor
- Modern double glazed to part
- Carpeted
- Floor boxes
- Reception area
- Kitchen
- 13 parking spaces

RENT

£68,000 per annum exclusive.

RATES

The building will need to be reassessed as a single assessment. We recommend interested parties make enquiries with the Merton Council Business Rates Department

VAT

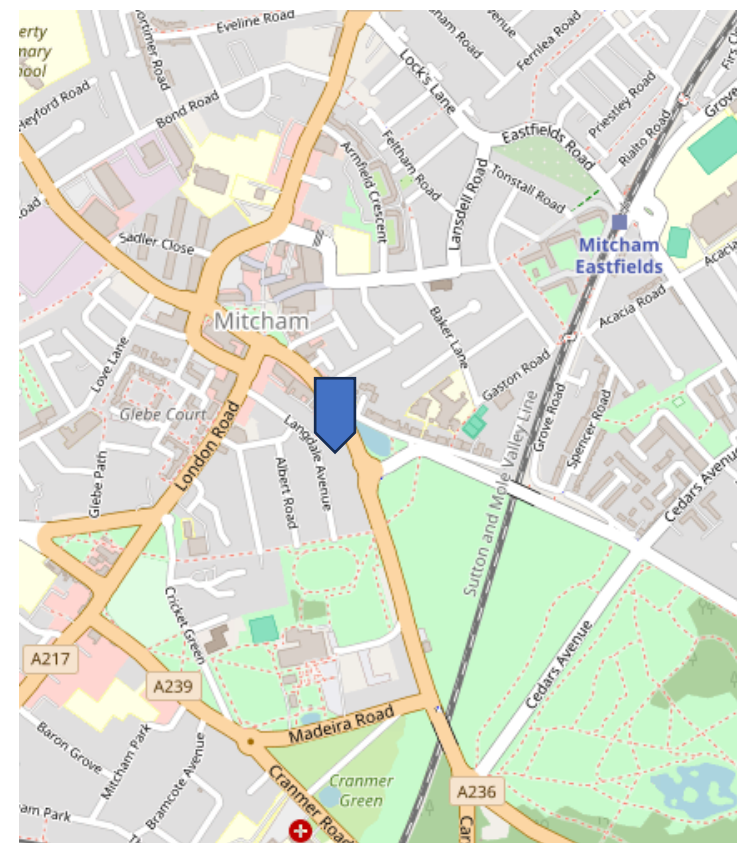
VAT will be chargeable on the terms quoted.

LEGAL COSTS

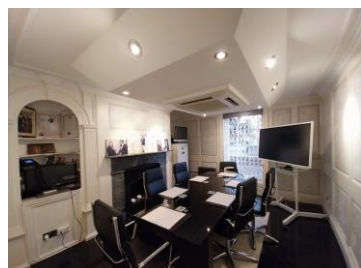
Each party is to be responsible for their own legal fees.

EPC

The EPC of the property is D-83.



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VIEWINGS – 020 8662 2700

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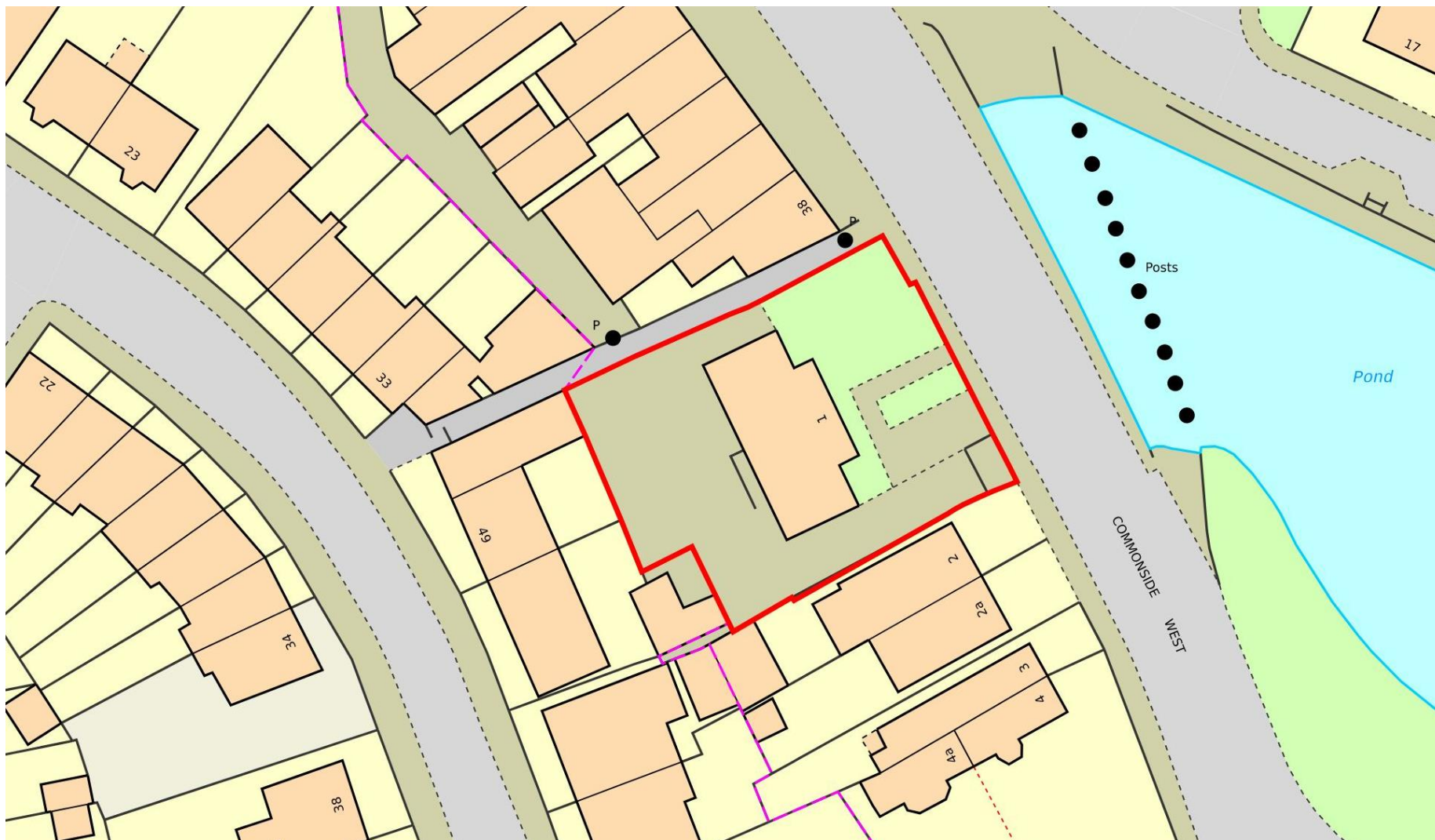


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