

UNITS TO LET
from 2143 ft²
(199.09m²)



WELL ESTABLISHED
INDUSTRIAL ESTATE



UNITS TO BE FULLY
REFURBISHED



EXCELLENT TRANSPORT
LINKS (NORTH TO LONDON
SOUTH TO THE M25)



www.ipif.com/boundary

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

BOUNDARY BUSINESS COURT
CHURCH ROAD, MITCHAM, CR4 3TD

IPIF



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
- Large first floor office
- Electric roller shutter loading door
- 6m eaves (5.2m clear internal)
- Allocated car parking spaces
- Small yard / loading area
- Three phase electricity

ACCOMMODATION

Available accommodation comprises the following gross external areas:

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

LEASE TERMS

The units are available on 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.

BUSINESS RATES

Available upon request.

LEGAL COSTS

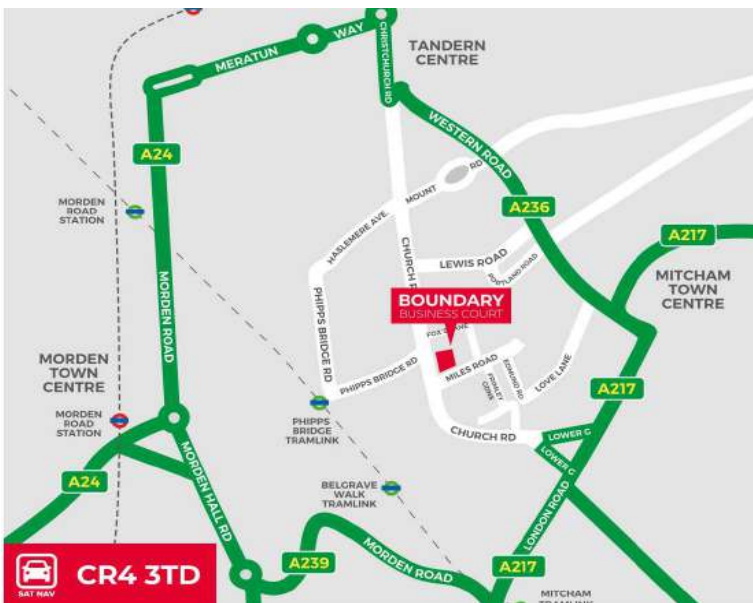
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

An EPC is available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



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