

# UNITS TO LET

## 2,143 - 3,211 ft<sup>2</sup>



FULLY  
REFURBISHED



RARE GREATER  
LONDON INDUSTRIAL  
LOCATION



EXCELLENT  
TRANSPORT  
LINKS



UNIT 9



[www.ipif.com/boundary](http://www.ipif.com/boundary)

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

**BOUNDARY BUSINESS COURT**  
CHURCH ROAD, MITCHAM, CR4 3TD

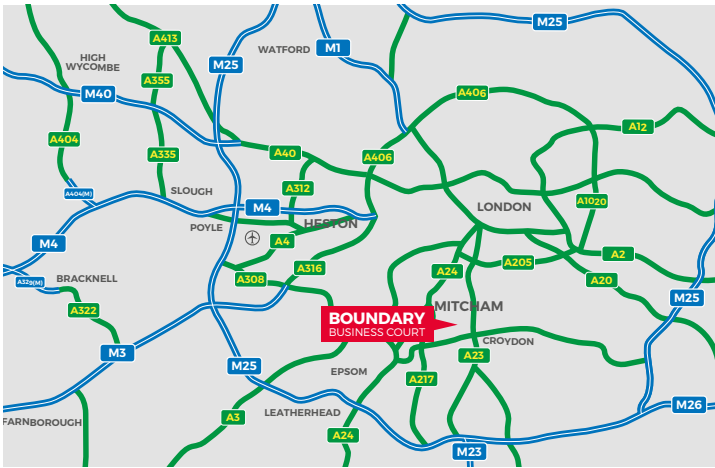
**IPIF**

**UNIT 9**



**UNIT 15**





## 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

- Gated estate with CCTV
- Electric roller shutter door
- 6m eaves height (Unit 9) and 4.12m eaves (Unit 15)
- PV roof panels (Unit 19)
- First floor office (Unit 9) - 817 ft<sup>2</sup>
- Allocated car parking spaces
- Loading area
- 3 phase electricity

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	FT <sup>2</sup>	M <sup>2</sup>	EPC
<b>UNIT 9</b>	<b>3,211</b>	<b>298.3</b>	TBC
<b>UNIT 15</b>	<b>2,143</b>	<b>199.1</b>	B - 42
<b>UNIT 19</b>	<b>3,111</b>	<b>288.1</b>	<b>A - 21</b>

## 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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