

PUMA TRADE PARK

PRIME TRADE COUNTER / SHOWROOM OPPORTUNITY TO LET

MORDEN ROAD
MITCHAM
CR4 4DG

4,723 - 19,399 FT²

CGI IMAGE

halfords
autocentre

sallybeauty

UNITS
4-7

the
vet

access
SELF STORAGE

MORDEN ROAD (A239)



WELL LOCATED



CENTRAL LONDON
23.5 Miles



M25 (JUNCTION 8)
11.4 Miles



HEATHROW AIRPORT
28.4 Miles



M4 (JUNCTION 1)
12.4 Miles



CROYDON
5.6 Miles



KINGSTON UPON THAMES
6.6 Miles

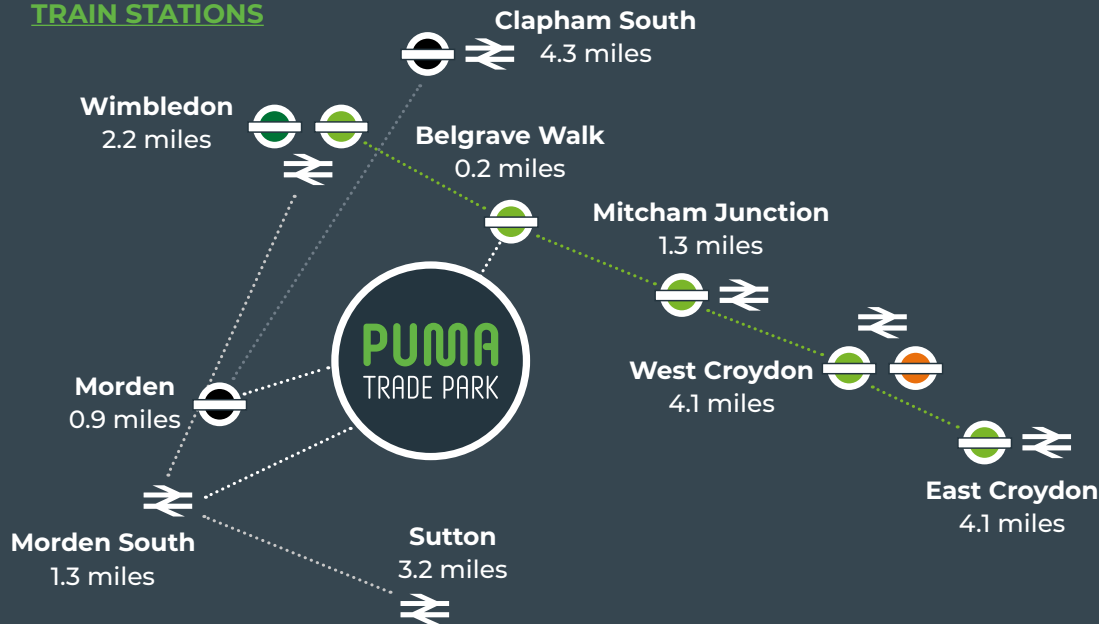


A3
3.2 Miles



CENTRAL MITCHAM
0.8 Miles

TRAIN STATIONS



/// what3words.com/poppy.maple.cheer

- = Mainline Network
- = Tram Line
- = Northern Line
- = District Line
- = Overground

Miles calculated approximate. Sourced by Google Maps



DESCRIPTION

Units 4-7 are a former prominent car showroom and workshop which are available separately or in a combination of units. The Landlord intends to strip out the buildings and return them to their original shell condition.

Subject to planning, the units offer an opportunity to join other trade occupiers already on site or alternatively use as a showroom or industrial warehouse.

SPECIFICATION

- Prominent trade location
- Suitable for a variety of uses
- Ample parking
- Tram, tube, bus, and road networks close by
- Occupiers on site or Morden Road include:
[Halfords Autocentre](#) | [Sally Hair & Beauty](#) | [The Vet](#)
[Access Self Storage](#) | [Safestore](#) | [Travis Perkins](#)

ACCOMMODATION

The units comprise of the following gross internal areas (subject to re-measurement upon completion of works).

| | ft ² | m ² |
|------------------------------------|-----------------|----------------|
| Unit 4 (currently showroom) | 5,208 | 483.8 |
| Unit 5 | 4,723 | 438.8 |
| Unit 6 | 4,723 | 438.8 |
| Unit 7 | 4,745 | 440.8 |
| Combined Total | 19,399 | 1,802.2 |

CGI IMAGE



TERMS

A new lease will be granted on terms to be agreed from the landlord.

BUSINESS RATES

Current rateable value to be reappraised following work to the units.

SERVICE CHARGE

Information available upon request.

AVAILABILITY

The units are available on new full repairing and insuring terms.

EPC RATING

New EPCs to be carried out following completion of the works.

VAT

The property has been elected for VAT.

All Enquiries:

SHW SHW.CO.UK
020 8662 2700

CHARLIE MCKECHNIE
cmckechnie@shw.co.uk
07961 809 344

ALEX GALE
agale@shw.co.uk
07768 500 304