

UNITS TO LET

5,788 - 11,600 ft²



RARE GREATER
LONDON LOCATION



EXCELLENT
TRANSPORT LINKS



MODERN
BUSINESS UNITS

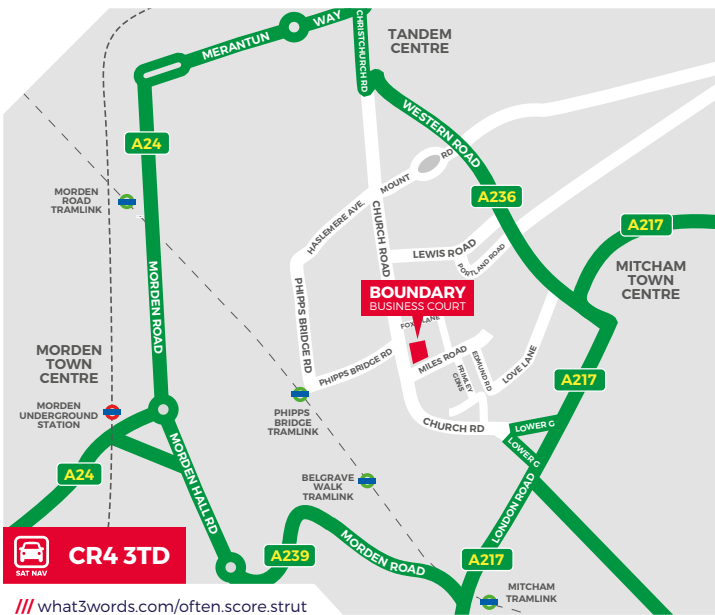


www.ipif.com/boundary

STRUDWICK HOUSE / RICHARDSON HOUSE

BOUNDARY BUSINESS COURT
92-94 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

Strudwick House and Richardson House both comprise ground floor warehouse space with first floor office accommodation. The units benefit from an electric roller shutter loading door and separate ladies/gents WCs at both ground and first floors.

- Electric roller shutter
- Three phase power
- Self contained entrance
- Carpeting to first floor offices
- Kitchen and WC facilities to both ground and first floors
- Demised car parking
- Secure estate

ACCOMMODATION

The premises have the following approximate gross external areas:

STRUDWICK HOUSE	FT ²	M ²	EPC
Ground Floor Warehouse	2,909	270.2	C - 71
First Floor Office	2,879	267.5	
TOTAL	5,788	537.7	

RICHARDSON HOUSE	FT ²	M ²	EPC
Ground Floor Warehouse	2,935	272.6	B - 48
First Floor Office	2,879	267.3	
TOTAL	5,812	539.9	

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

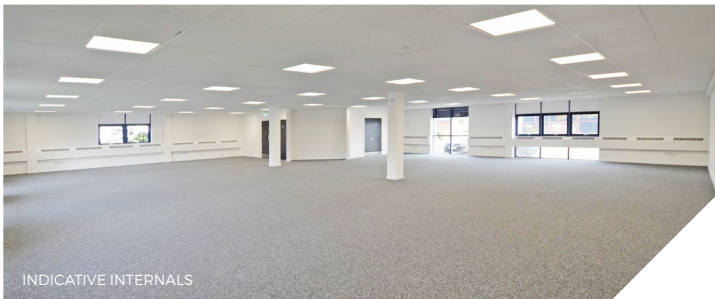
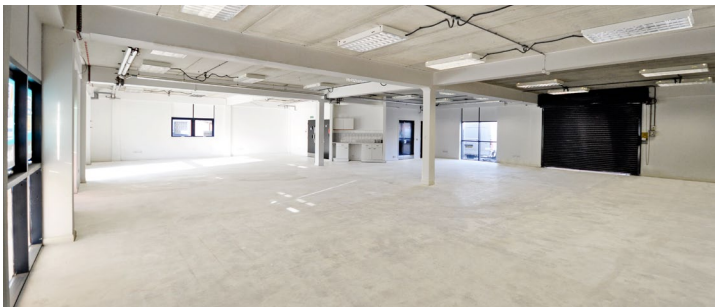
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

Available on request.



INDICATIVE INTERNALS

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