



TO LET

OFFICE – 2,900 - 5,915 SQ FT (269.41 - 549.5 SQ M)

Ground & First Floor Offices, Sandham House, Boundary Business Court, Church Road, Mitcham, Surrey, CR4 3TD

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Rent | £12.50 Per sq ft

DESCRIPTION

The premises comprise ground floor and first floor offices within a two storey office building with brick elevations under a pitched roof.

Internally, the offices benefit from suspended ceilings, underfloor trunking and WC facilities.

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.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Ground Floor	2,900	269.46
First Floor	3,015	280.04
TOTAL	5,915	549.50

AMENITIES

- Suspended ceilings
- Inset strip lighting
- Perimeter electric heating
- Underfloor trunking
- External allocated parking

RENT

£12.50 per sq ft.

RATES

Awaiting assessment.

VAT

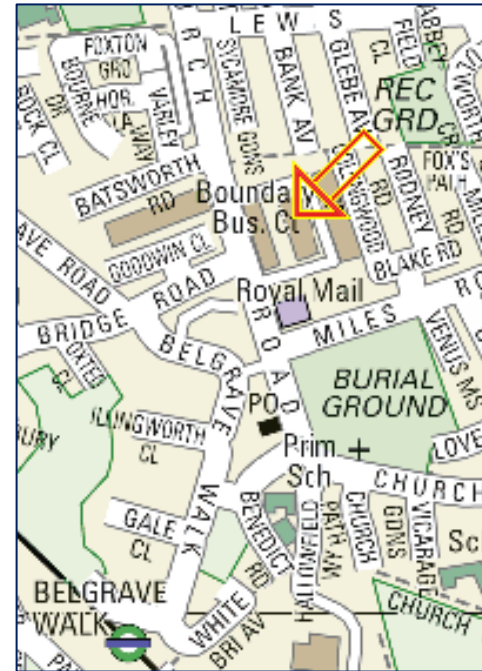
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

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