

Hooper



NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

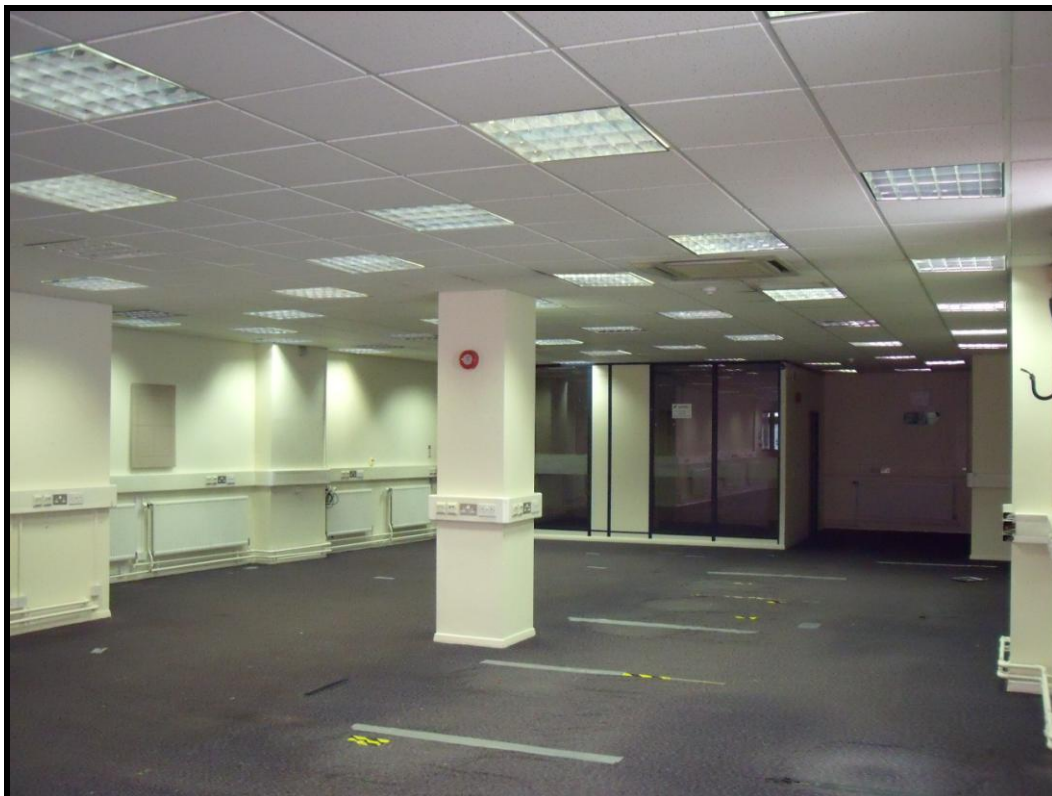
MITCHAM TOWN CENTRE OFFICES **TO LET**

ARRANGED OVER FIRST AND SECOND FLOORS AND AVAILABLE FLOOR BY FLOOR
OR COLLECTIVELY AT HIGHLY COMPETITIVE RENTS

246-248 LONDON ROAD, MITCHAM,
CR4 3XN

LOCATION

The offices are located at first and second floor above a newly established Metropolitan Police community office in the centre of London Road in Mitcham. London Road at this point is pedestrianised and the property has easy access to facilities provided by Mitcham town centre including a number of the major banks and various shopping and service providers. To the rear of the property is a large public pay and display car park and there are numerous bus routes that service the vicinity.



DESCRIPTION

The property comprises first and second floor offices within a substantial three storey building now housing a Met Police community office at ground floor level. The offices are largely open plan in nature but have various partitions creating private areas but each floor could be virtually open plan save for structural piers within the building. Each floor has relatively good natural light, independent gas fired central heating (not tested) and the space is considered suitable for a variety of businesses.

ACCOMMODATION

First Floor	299.60m ²	3,225 ft ² (approx)
Second Floor	252.22m ²	2,715 ft ² (approx)
TOTAL	551.82m ²	5,940 ft ² (approx)

Male & Female WCs at second floor level

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease or leases on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£22,500 (twenty two thousand five hundred pounds)** per annum exclusive is sought in respect of the first floor and **£16,000 (sixteen thousand pounds)** per annum exclusive.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.