

Hooper

**NAYLOR FRIEND**

2 WATERSTONE HOUSE • 13 CENTRAL HILL • LONDON SE19 1BG  
TEL 020 8766 0123 • FAX 020 8761 6472

## **2 NEWLY BUILT BUSINESS UNITS** **TO LET**

LOCATED IN THE HEART OF MITCHAM TOWN CENTRE AND OFFERING  
ACCOMMODATION TO A NEWLY BUILT SHELL

**2 & 4 MILES ROAD, MITCHAM, SURREY,**  
**CR4 3DA**

### **LOCATION**

The property is situated off Church Road just outside the centre of Mitcham in a largely residential area. The property has reasonable access to communication facilities at Mitcham junction station. The nearest tube station is Colliers Wood but numerous bus routes service the vicinity generally. Mitcham town centre provides a variety of facilities including a number of the major banks. Transport links generally are convenient with the A217 providing links to the south and eventually to the M25.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises newly built adjoining semi-detached business units constructed to a shell finish. The properties have excellent natural light from a series of windows particularly on the upper floors and the property is arranged with extremely high ceiling heights at first floor level which could enable an additional floor to be installed. Each unit has roller shutter door access and the properties are considered suitable for a variety of businesses.

## **ACCOMMODATION**

### **Unit 2 Miles Road Mitcham**

<b>Ground Floor</b>	<b>100.33m<sup>2</sup></b>	<b>1,080 ft<sup>2</sup> approx.</b>
<b>First Floor</b>	<b>100.33m<sup>2</sup></b>	<b>1,080 ft<sup>2</sup> approx.</b>
<b>Total</b>	<b>200.66m<sup>2</sup></b>	<b>2,160 ft<sup>2</sup> approx.</b>

### **Unit 4 Miles Road, Mitcham**

<b>Ground Floor</b>	<b>100.33m<sup>2</sup></b>	<b>1,080 ft<sup>2</sup> approx.</b>
<b>First Floor</b>	<b>100.33m<sup>2</sup></b>	<b>1,080 ft<sup>2</sup> approx.</b>
<b>Total</b>	<b>200.66m<sup>2</sup></b>	<b>2,160 ft<sup>2</sup> approx.</b>

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 properties are 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 properties currently fall within Class B1 (Light Industrial/Office) of the current Town and Country (Use Classes) Order and would suit a variety of businesses. 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 **£14,500 (fourteen thousand five hundred pounds)** per annum exclusive per unit is sought.

## **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.