

Well Located Industrial / Trade Unit – TO LET

Unit 5 Liongate Enterprise Park, Morden, Mitcham, CR4 4NY



- Close proximity to Belgrave Walk tramlink station
- 4,667 sq. ft. (433.58 sq m)
- 6 car parking spaces

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Size
4,667 sq ft

Tenure
Leasehold

Rent
Upon application

April 2017

Location
The property is situated on Liongate Enterprise Park, which is a modern estate fronting the A239 Morden Road which lies to the south of Mitcham Town Centre. The A239 connects to the west with the A297 leading on to the A24 and to the east with the A217. The A217 provides access to Junction 8 of the M25 at Reigate Hill approximately 10 miles to the south. Belgrave Walk Tramlink Station lies immediately to the north of the estate and can be accessed via a gated entrance. The tramline provides access to Wimbledon to the west and East Croydon and on to Beckenham to the east.

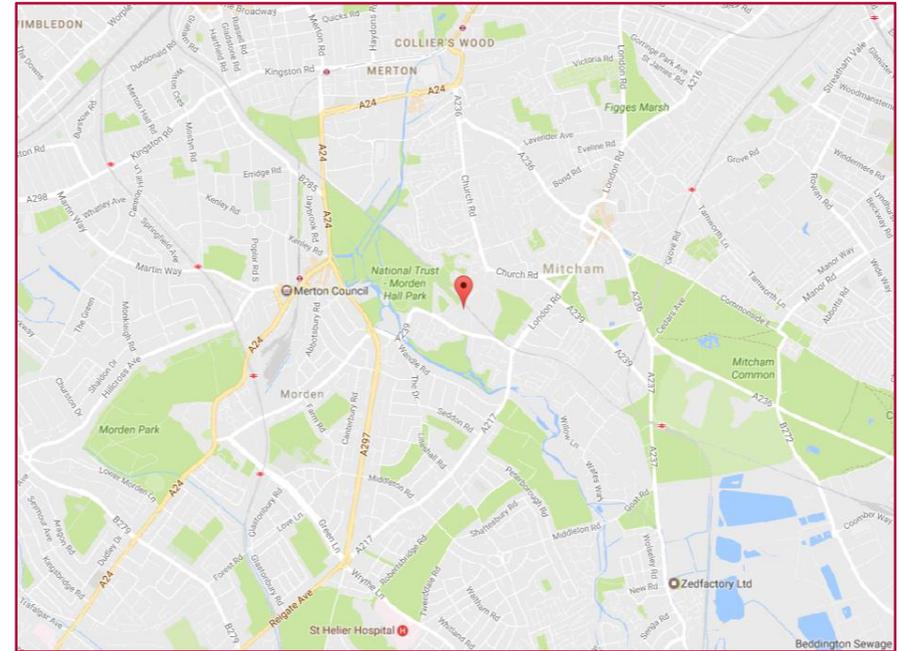
Description
The premises comprise a mid-terraced unit of steel frame construction. The premises have been fitted out with further office space on the first floor with a kitchenette area. The unit has a roller shutter loading door with space for six vehicles to the front and a generous yard area for access and turning.

- 6.0m clear internal height
- One ground level loading door
- Dedicated forecourt loading area to the front
- 6 car parking spaces

Rateable Value
We would recommend that interested parties make their own enquiries of the London Borough of Merton to ascertain the Rateable Value.

Legal Costs
Each party to bear their own legal costs in this transaction.

Further Information
Available upon request.



Floor Areas	Sq ft	Sq m
Warehouse	4,008	372.37
First Floor Offices	659	61.22
Total	4,667	433.58

Further Information



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