

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
TEL 020 8766 0123 \* FAX 020 8761 4472

## **ALL INCLUSIVE OFFICE SUITES** **TO LET**

LOCATED WITHIN A GOOD QUALITY PERIOD MULTI-LET BUILDING AND AVAILABLE ON FLEXIBLE TERMS

### **COMMONSIDE BUSINESS CENTRE** **1 COMMONSIDE WEST MITCHAM SURREY**

#### **LOCATION**

The property is situated with direct access from Commonside East close to Mitcham Common on the peripheries of Mitcham Town Centre. The property is highly visible to passing vehicular traffic and is within walking distance of Mitcham Town Centre which provides banks, shopping and leisure facilities servicing the surrounding area. The property is within walking distance of the tram link and there are numerous bus routes that service the area.



## **DESCRIPTION**

The property comprises office suites within a three storey attractive period building which houses a number of businesses. The property has communal kitchen and WC facilities and each individual suite is furnished with desks, chairs and some office equipment. The suites are suitable for a variety of businesses and particularly small operations or start-ups.

## **ACCOMMODATION**

Suite 6 - 3 person office	225 ft <sup>2</sup>	20.90m <sup>2</sup> (approx)
Suite 12 – 3 person office	250 ft <sup>2</sup>	23.22m <sup>2</sup> (approx)
Suite 15 – 3 person office	250 ft <sup>2</sup>	23.22m <sup>2</sup> (approx)

**NB: Suites 12 and 15 are opposite each other within the building and could be taken by a single tenant**

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

## **TENURE**

The suites are offered by way of lease or licences the term of which is to be agreed. The tenancy agreements include various outgoings as highlighted below.

## **USE/PLANNING**

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

Suite 6	)	
Suite 12	)	£750 per month per suite plus VAT
Suite 15	)	

Rent to include all heating, lighting, business rates, cleaning and use of communal facilities. Tea, coffee etc is also provided. Telephones and broadband access are charged as extras

## **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.