

**TO LET**

Graphics Centre  
110-112 Morden Road  
Mitcham  
CR4 4DA

7,227 sq. ft.  
(671.41 sq. m.)



## LOCATION

The property is located on Morden Road, 5 miles from Central Croydon and 8 miles from Central London. The nearby A3 offers good communications to the M25 and Gatwick and Heathrow Airports.

Mitcham and Belgrave Walk Tramlink stops are a short walk away providing access east towards Beckenham, Croydon & New Addington and West to Wimbledon.

Mitcham Junction Railway Station is just 1.2 miles away, providing quick transport links up to Central London and neighbouring towns.

## DESCRIPTION

The property comprises a detached warehouse of brick and corrugated metal cladding under a dual pitched roof. The unit benefits from a reception/lobby area, roller shutter loading door and on-site parking and is to be fully refurbished.

Strictly by appointment via Letting Agents:

**Andrew Scott Robertson**

Contacts: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## TENURE

A full repairing and insuring lease on terms to be agreed.

## ACCOMMODATION

Approximate Gross Internal Areas

**Ground Floor: 7,227 sq. ft. (671.41 sq. m)**

## AMENITIES

- Affordable rent
- 6.4m eaves height
- Reception/office space
- Roller shutter loading door
- To be fully refurbished
- 3 phase power supply
- Loading area and on-site parking
- 11 car parking spaces

## EPC

TBA Band D (78). Expires 10 March 2033

## LEGAL COSTS

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

## VAT

The unit is elected for VAT which is to be charged in addition.

## RATES

2023 List Rateable Value: £70,500

UBR 2025/2026 - £0.555p in the £

Source: VOA

Interested Parties should make their own enquiries at LB Merton.

## SERVICE CHARGE

Approx. £1.40 per sq. ft.

## ESTATE CHARGE

N/A

# Industrial/Warehouse TO LET

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**Rent: £115,000 per annum exclusive.**



## LOCATION PLAN



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## Industrial/Warehouse TO LET

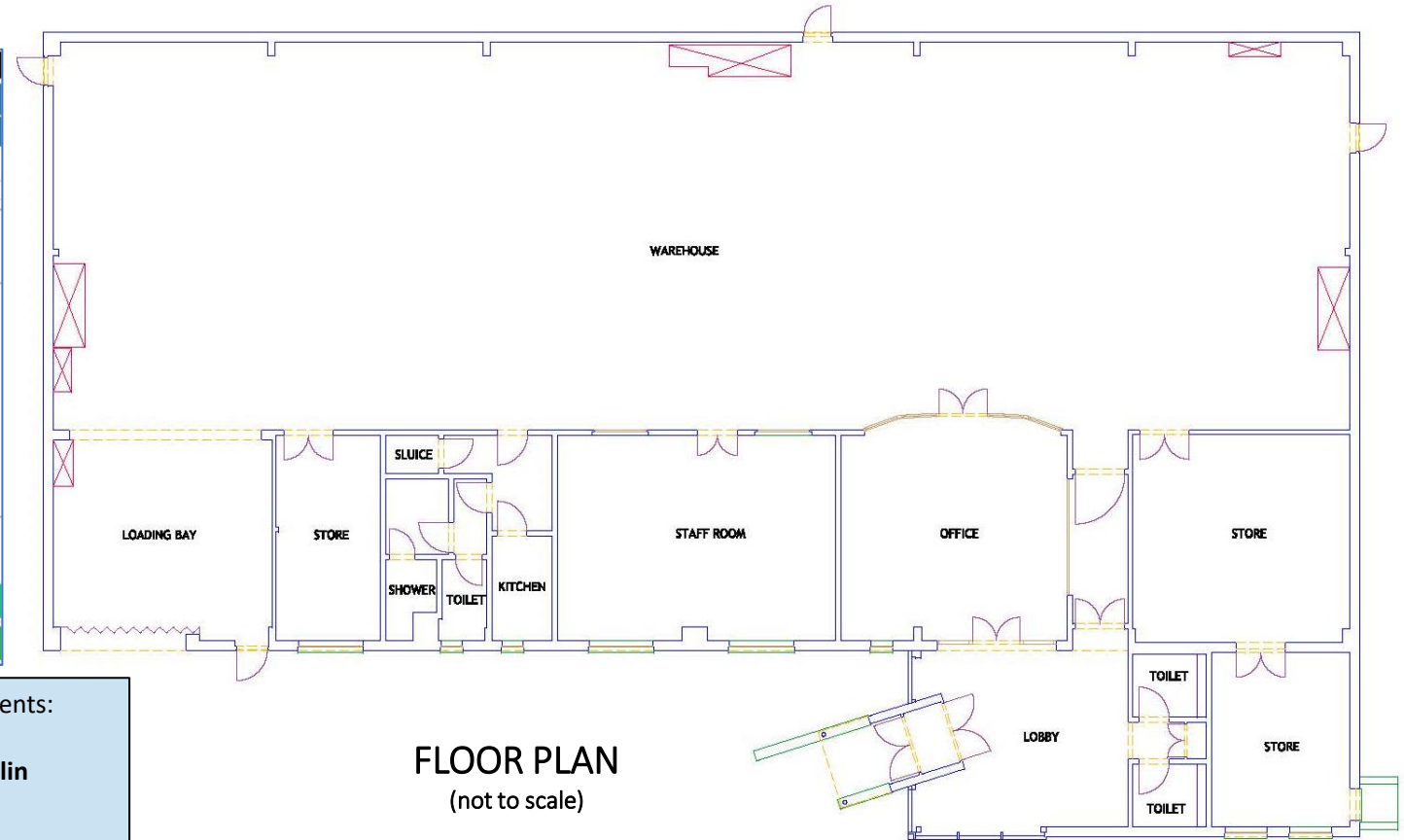
Graphics Centre  
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Rent: £115,000 per annum exclusive.

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

# EPC

Energy performance certificate (EPC)		
Graphics Centre 110-112 Morden Road Mitcham CR4 4XB	Energy rating <b>D</b>	Valid until: 10 March 2033
		Certificate number: 2439-2350-4006-1127-8912
Property type: Offices and Workshop Businesses		
Total floor area: 655 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		
<div><div><div>Under 0A+</div><div>0-25A</div><div>26-50B</div><div>51-75C</div><div>76-100D</div><div>101-125E</div><div>126-150F</div><div>Over 150G</div></div><div>Not over 100</div><div>75D</div></div>		
Properties get a rating from A+ (best) to G (worst) and a score.		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		



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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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