

Offices & Storage | For Sub Let / Assignment

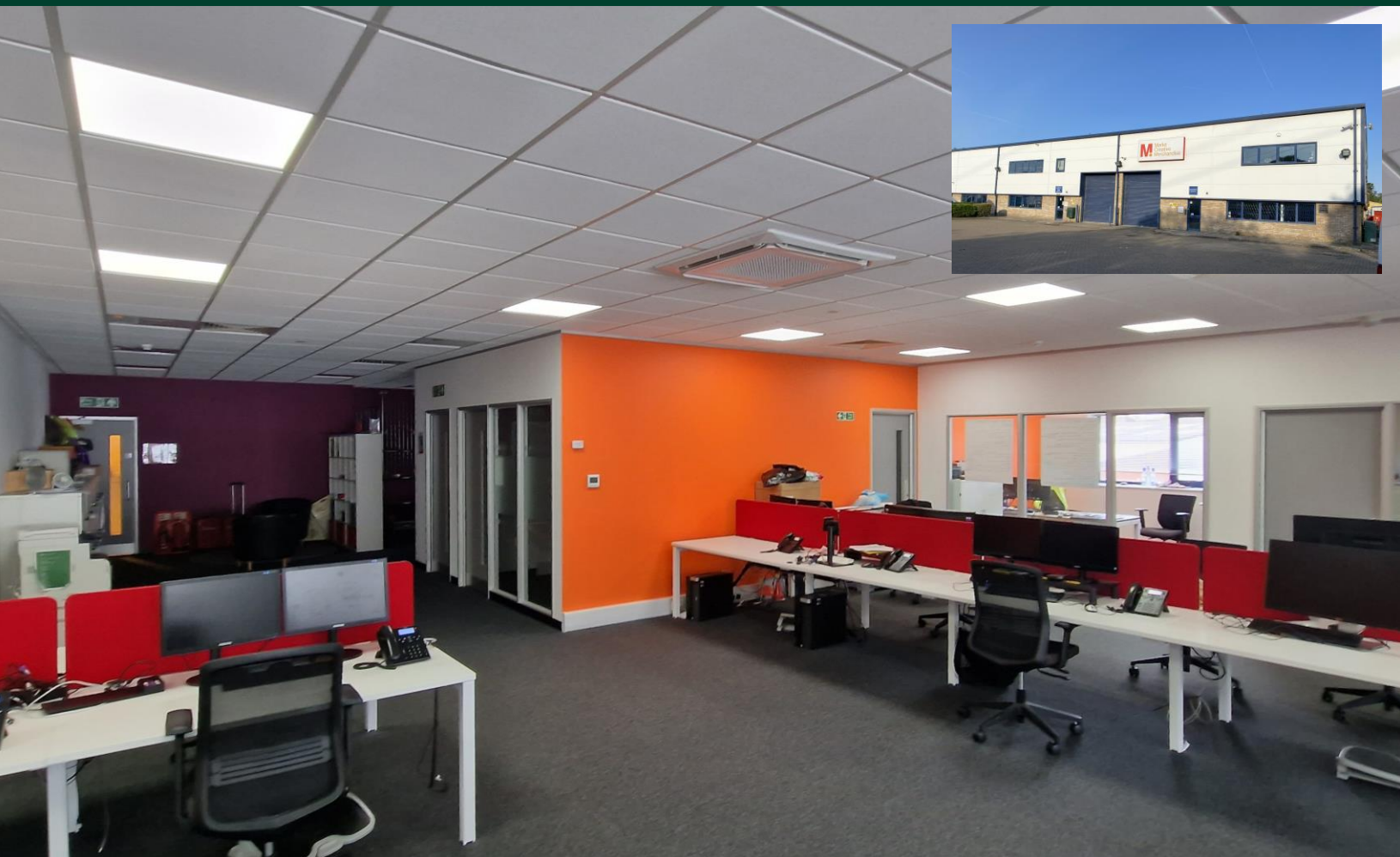
CBRE

Quality Offices with Storage

Units 6, 7, 8 Liongate Enterprise Park

Mitcham

CR4 4NY



Units, 6, 7 & 8, Liongate Enterprise Park

Description

The property comprises 3 interconnected modern terraced warehouse units of steel portal frame construction, Units 7 and 8 have been extended with the installation of high quality offices, staff welfare and mezzanine storage space and now offer flexible space for an occupier.

Unit 6 is a basic warehouse with no WC with a single roller shutter door, a clear internal eaves height of 7m rising to 8m at the apex with 10% roof lights and a dedicated loading yard and parking for 4-5 cars.

Internally units 7 & 8 have 2 roller doors to access the industrial warehouse accommodation, with 2.7m clearance, foyer, and high quality staff welfare/kitchen and WC facilities on the ground floor and fully air conditioned office on the first floor that benefit from suspended ceilings with recessed LED lighting, carpeted raised floors with a mix of cellular and open plan space offered in excellent order.

Externally 6/7 has 2 loading bays and parking for 15 cars.

Location

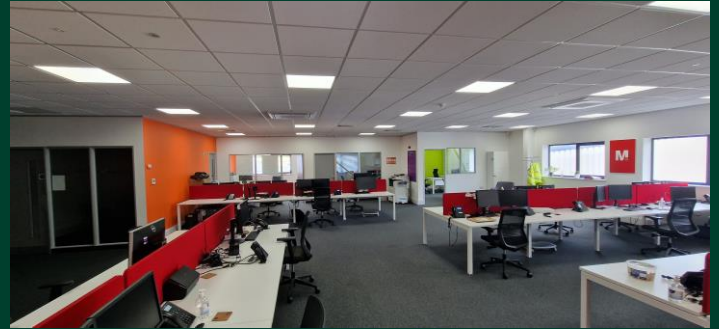
The property is situated on Lionsgate Enterprise Park, comprises a modern industrial estate accessed directly off the A239 Morden Road and is located to the south of Mitcham Town Centre.

Mitcham is an established industrial location located 9.3 miles south of Central London in the London Borough of Merton. The site is well connected via the Croydon Tramlink (Belgrave Walk) which provides regular services into Wimbledon, local bus services (to Brixton, Herne Hill, Sutton & Morden) and the London Underground (Morden Underground Station). London Waterloo can be reached in approximately 35 minutes.

Accommodation

	Sq M	Sq Ft
Unit 6 Warehouse	371	4,001
Units 7 & 8	1,423	15,326
GF – Storage/Production & Staff Welfare	743	7997
FF - Offices	349	3756
FF - Mezzanine Stores	332	3573
Total Combined	1,795	19,507

(Approx. GIA)



Units, 6, 7 & 8, Liongate Enterprise Park

Terms

The property is held on a lease that expires on the 30th June 2027 at a passing rent of £210,000 pax that is currently under review.

The property is available by way of an assignment of the unexpired term at the passing rent without premium.

Alternatively our clients will offer an FRI sublease for a term to be agreed but no longer than the unexpired term at a rent to be agreed on either Unit 7 and 8 as a single unit of 15,326 sqft with or without the additional Unit 6 warehouse of 4001 sqft.

Rent

On Application.

VAT

The rent is subject to VAT..

Rates

The property has a current rateable Value of £209,000.

Service Charge

The entire property has a current service charge payable for 22/23 of £13,315.92 per annum.

Legal Costs

Each party is responsible to bear their own legal costs.

Viewings

By appointment only.

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