



111-115 High Street, Colliers Wood, SW19 2HR

GROUND FLOOR COMMERCIAL UNIT - A1 / A2 / B1 / D1 USE CONSENT

TO LET

Area: 2,820 FT² (262M²) | Rent: £80,000 PA |

LOCATION:

The property is situated in a prominent location at the junction of Colliers Wood High Street and Valley Gardens within a couple of minutes walk of Colliers Wood Underground Station being situated in an densely populated residential neighbourhood with the recently completed development above the property and the Colliers Wood Tower whilst befitting from having other local occupiers such as Next, Sainsbury's, Virgin Active and a number of Restaurants.

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DESCRIPTION:

The premises comprise the ground floor of the newly constructed Wimbledon Reach residential development just a couple of minutes walk of Colliers Wood Underground Station (Northern Line). The unit is currently finish to shell condition having an internal height to the order of 4.5m with potential to incorporate a mezzanine level for ancillary accommodation.

The unit benefits from a frontage to the High Street of in excess of 65ft and return frontage of nearly 50ft thereby providing an occupier with maximum visibility to both pedestrian and vehicular traffic.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	2,820	262
TOTAL	2,820FT²	262M²

AMENITIES:

- Current open plan configuration
- Extensive frontage to main arterial road
- Shell condition
- Double height

TENURE:

A new effective full repairing and insuring lease for a term to be agreed.

RENT PA: £80,000

VAT: Applicable.

SERVICE CHARGE: TBC

RATES PAYABLE: TBA

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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