



## **FLEXIBLE OFFICES TO LET**

### **THE GENERATOR BUSINESS CENTRE 95 MILES ROAD MITCHAM CR4 3FH**



**VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS**



### **LOCATION**

The property is located off Church Road in Mitcham, with easy access to the town centre, approximately ½ mile.

Wimbledon town centre is approximately 2½ miles with its Train, Underground and Tram station.

### **DESCRIPTION**

The Generator Business Centre is a modern, unique working environment supporting start-ups, entrepreneurs and small to medium businesses.

25 offices and 5 light industrial units in total.

### **AMENITIES**

- A staffed reception (Mon-Fri office hours)
- 24 hour building security including CCTV
- Refurbished suites with LED lighting
- Daily access including weekends 6am until midnight.
- Communal kitchen and break out room with TV, fridge, microwave and dishwasher
- Daily cleaning of common parts
- Fast Broadband min 75Mbps
- Lift
- Parking

### **PLANNING**

B1 Offices

### **TENURE**

Flexible licences available on monthly basis with 1 month notice.

Deposit required of 2 months licence fee.

### **ACCOMMODATION:**

See attached schedule for current availability.

### **LICENCE FEE**

See attached schedule for licence fees.

### **VAT**

VAT is charged in addition to the licence fees.

### **EPC**

Band B (43). Available on request.

### **RATES**

Business Rates are excluded from the Licence fee.

Interested parties are recommended to make their own enquiries with Merton Council.  
Small Business Rates Relief may be applicable.

### **LEGAL COSTS**

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

### **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

**Tel: 020 8971 4999**

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

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

- (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

## AVAILABILITY SCHEDULE AS AT NOVEMBER 2019

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
Office 17	2 <sup>nd</sup>	270	4-6	£750	From 30 <sup>th</sup> Nov	Furniture may be available from outgoing tenant
<b>TOTAL</b>		<b>270</b>	<b>4-6</b>	<b>£750</b>		