

BROOK HOUSE

CRICKET GREEN • MITCHAM • CR4 4LB



light, flexible space & quality

OFFICES TO LET

5,850 sq ft to 18,680 sq ft (543 sq m to 1,736 sq m)

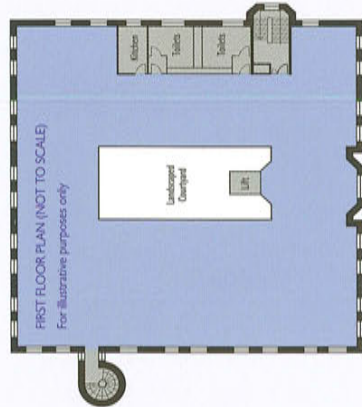
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Brook House is a modern office building set within the conservation area on Cricket Green, close to its junction with London Road (A217). The building and front car park are accessed off Cricket Green and the rear car park via Chatsworth Place. The building is within walking distance of Mitcham tramlink station.

Trams run between Wimbledon and Croydon 5.30am to midnight and at 7/8 minute intervals between 0700 and 1900. Mitcham Junction Station provides rail links to Balham, Clapham Junction and Victoria, Sutton and Epsom.

Mitcham Town Centre with its food and retail amenities is also within walking distance.



Brook House is arranged over ground and two upper floors offering modern offices around a central landscaped courtyard affording excellent natural light to each floor:

FLOOR	SQ FT	SQ M
Second	6,250	581
First	6,250	581
Ground	5,850	543
Reception	330	31
TOTAL	18,680	1,736

- Under-floor Trunking
- Gas Fired Central Heating
- 8 Person Passenger Lift
- 54 On-Site Car Parking Spaces
- Kitchen and WCs on Each Floor
- Uninterrupted Views over Cricket Green
- Walking Distance of Transport and Retail Amenities

TERMS

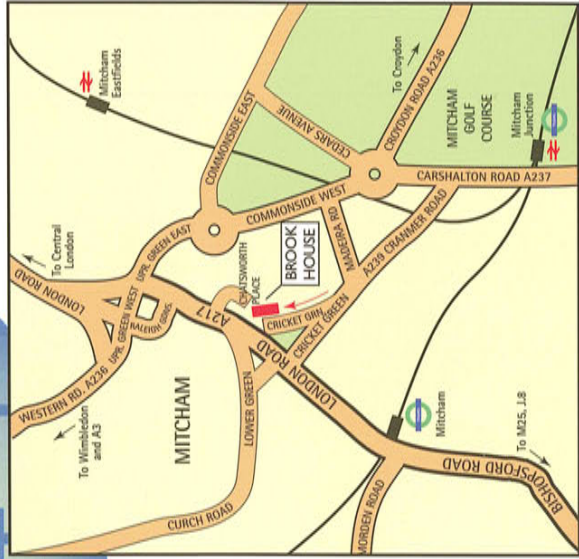
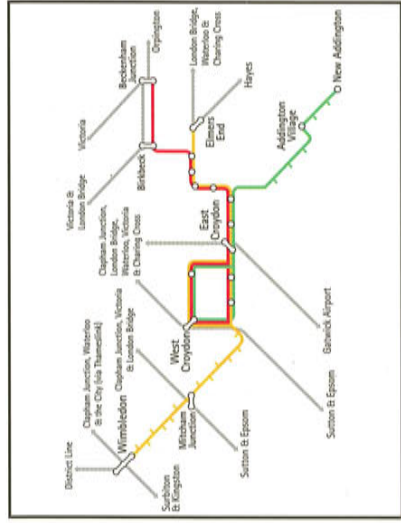
The accommodation is available by way of an assignment of the existing lease expiring June 2013 or alternatively on a sub-lease for the whole or individual floors.

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Mitcham is strategically located between Croydon and Wimbledon offering good access to both the M25 (11 miles), via the A24 (1 mile) and Central London (9 miles).



IMPORTANT NOTICE

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