



**24 HIGH STREET, COLLIERS WOOD,  
LONDON, SW19 2AE**

***£20,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## Description

Vacant 568sq ft Ground floor commercial unit available on a new lease with flexible terms subject to agreement

The current planning use is E class

There is no rear access and no allocated parking available, future occupants would need to apply for a business parking permit.

## Location

The property is situated along the A24 on the Wandsworth border of Colliers Wood

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

Colliers Wood has and continues to benefit from significant regeneration, which includes a new town square being generated to complement the redevelopment of Colliers Wood Tower to residential units.

## Terms

Rent : £20,000p/a

New lease with flexible terms subject to agreement.

## Rates

All interested parties are expected to confirm this with the local rating authority.

## Viewings

Contact sole agents

Christopher St James 020 8296 1270

## THE SMALL PRINT

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