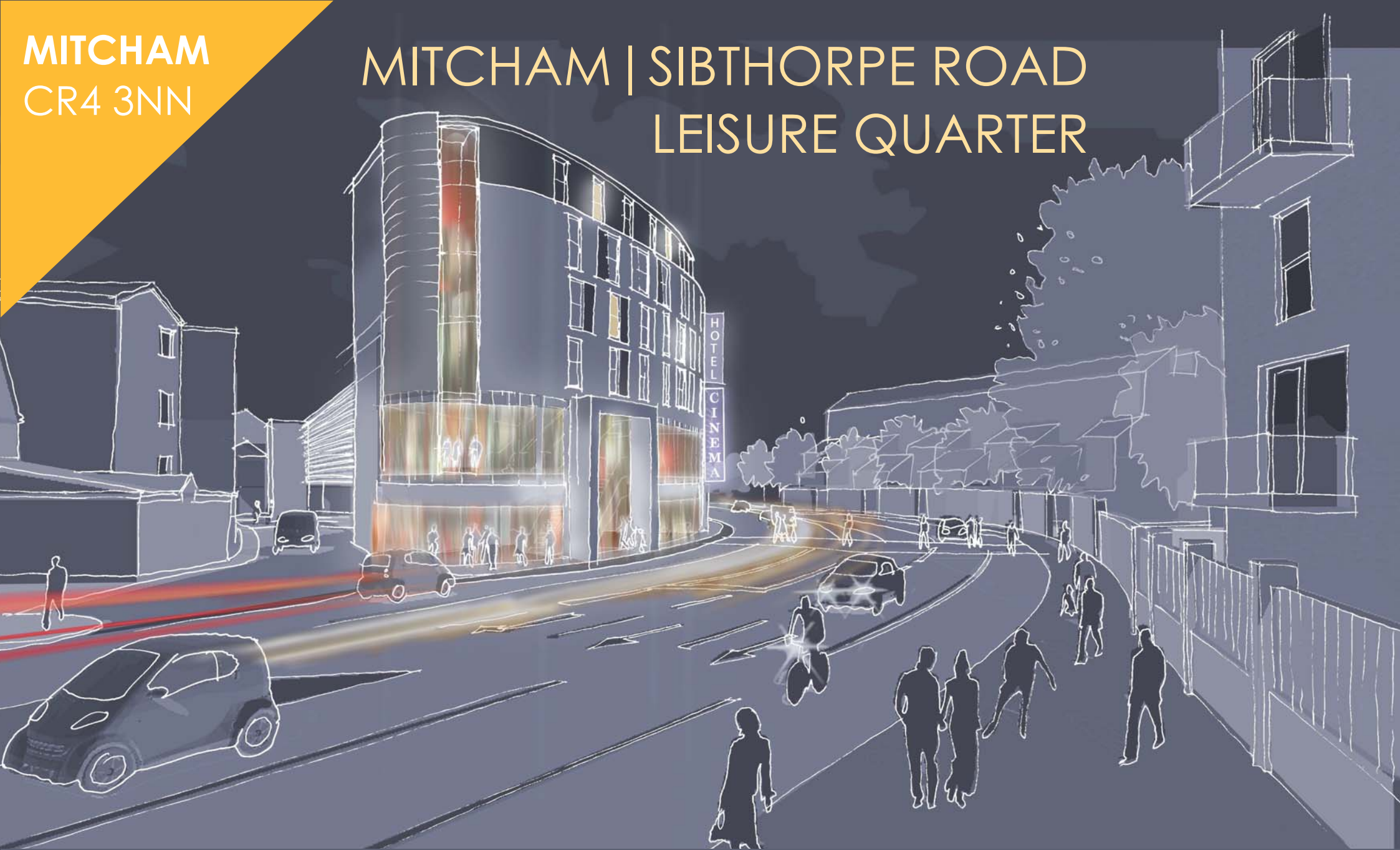


MITCHAM
CR4 3NN

MITCHAM | SIBTHORPE ROAD LEISURE QUARTER



AN EXCITING TOWN CENTRE CINEMA AND RESTAURANT LEISURE SCHEME

REEF
ESTATES

Location

About the area

Merton is an outer London borough in south west London. Merton contains several distinct districts including Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon. Mitcham is primarily surrounded by suburban residential areas. The town centre is situated on a crossroad of London Road and Upper Green, East and West, and opens out into Mitcham Common via Commonsides East.

Mitcham Town Centre is highly accessible, benefiting from good road and public transport connectivity. The A217 provides direct access to central London and to the South. The town centre is served by ten bus routes; whilst Mitcham Eastfields train station (London Victoria in 19 minutes) and Mitcham Junction (London Victoria in 22 mins) are both within walking distance of the property.



MITCHAM IS 7.2 MILES (11.6 KM) SOUTH WEST OF CENTRAL LONDON

Overview

About the site

The site is located in the centre of Mitcham in a prominent and highly visible position adjacent to Holborn Way (A217) and a short walk from St Marks Car Park and town centre shopping facilities.

Holborn Way is an extension of the London Road from north to south and is a gateway to the town centre from which the site is highly visible. Similarly, the Western Road/Holborn Way junction is the west gateway to the town centre from which the site is very prominent.

The site is very centrally located in the town centre and is highly accessible to the large residential catchment. The offer of cinema plus restaurants will provide the town with a much welcomed leisure offer which currently does not exist.

Parking

Parking will be provided within St Marks Car Park, a short walk from the property. Merton Borough Council will ensure that a specific number of spaces are reserved for customers visiting the Sibthorpe Road Leisure Quarter and the opening and closing times will be varied to ensure this can serve the leisure scheme appropriately.



LOCAL POPULATION OF **104,000** PEOPLE IN MITCHAM AND MORDEN

Mitcham is changing

Mitcham town centre redevelopment

Between 2012 and 2016 Mitcham town centre will benefit from £6.2 million in investment to help boost local shops and businesses, enhance the public realm and transport infrastructure. The development of this site aims to enhance the town centre's vibrancy. It will have a key role in boosting the town centre's economic regeneration with a focus on increasing jobs, improving the evening economy and Mitcham town centre's offer.

Since 2010 over 800 new family homes have been built in the wider Mitcham area, including the award-winning Rowan Park, Brenley Park and The Willows. The large catchment of homes around Mitcham generates demand for a new local leisure use, attracting residents to come to Mitcham town centre for the cinema and use shops.



£6.2M PUBLIC REALM, INFRASTRUCTURE AND TOWN CENTRE IMPROVEMENTS

SERVICING

HOTEL CORE

CINEMA
A:2,056.9 sq ft

SERVICING BAY

UNIT 1
A:2,317.4 sq ft

UNIT 2
A:2,589.0 sq ft

UNIT 3
A:3,341.9 sq ft

UNIT 4
A:3,324.1 sq ft

CORE

CORE

PAVED AREA

OUTSIDE SEATING

SERVICING

CORE

GROUND FLOOR PLAN
Scale 1:500 @ A4

HOTEL CORE

CORE

CINEMA
A:16,823.2 sq ft

CORE

CORE

CORE

UPPER FLOOR PLAN
Scale 1:500 @ A4

ACCOMMODATION

Units	sq ft	m ²	
Unit 1	2,317	215.2	TO LET / FOR SALE
Unit 2	2,589	240.5	TO LET / FOR SALE
Unit 3	3,341	310.3	TO LET / FOR SALE
Unit 4	3,324	308.8	TO LET / FOR SALE
Cinema	20,300	1885.9	TO LET / FOR SALE

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Sibthorpe Road Leisure Quarter

Sibthorpe Road Leisure Quarter is located in a prominent position adjacent to Holborn Way (A217) and a short walk from St Marks Car Park (270 spaces) and town centre shopping facilities.

The development will create a destination leisure scheme anchored by a brand new 6 screen cinema with 4 restaurant units.



PROPOSED AERIAL VIEW FROM SOUTHWEST

Further information



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