

# Industrial Building For Sale or To Let

Windsor House  
26 Willow Lane  
Mitcham  
CR4 4NA

17,806 sq. ft.  
(1,654.16 sq. m.)



Parking for up to 20 cars

## LOCATION PLAN



Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

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

## LOCATION

The property is located on the popular Willow Lane Industrial Estate. The building is accessed via Wandle Way, to the north of the estate. The property is approximately ½ mile walk from Mitcham Junction train and tram station.

The property is off Carshalton Road (A237) providing ready access to the A3, A23, A25, leading to M25. Regular tram and train services to London Bridge, London Victoria, Luton and St Pancras International.

The Willow Lane Industrial Estate is seen as one of the two major industrial/employment areas within the London Borough of Merton and comprises a wide variety of sizes, ages and uses of industrial units.

## RATES

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

## Virtual Tour

<https://vimeo.com/826183343?share=copy>

## DESCRIPTION

The subject property comprises a detached 1950's built building comprising industrial, manufacturing and workshops to the ground floor with ancillary offices above. There is a covered loading bay to the side together with a side access leading to a rear parking area for approximately 14 cars. Room for a further 6 cars to the front of the property.

The building comprises part air conditioned workshops and stores to the ground floor together with toilets and entrance for disabled persons, separate male and female WC's together with a reception area and small office. Kitchen facilities are also provided.

The first-floor offices are of good quality with air conditioning and perimeter trunking.

All mains services are available to the property.

## AMENITIES

- Three phase (400 Amp) electricity supply
- 3.34m eaves, with potential to increase
- New electric roller shutters to front loading bay and to side (3.12m wide and 3.08m high)
- Approximately 20 car spaces on site
- Covered loading bay

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## Offers Invited

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

## EPC

Band D (100) Expires 29<sup>th</sup> April 2032

## ACCOMMODATION

(approx. GIA areas)

Basement: 284 sq. ft. (26.36 sq. m.)  
Ground: 13,271 sq. ft. (1,232.88 sq. m.)  
First: 4,251 sq. ft. (394.92 sq. m.)

**TOTAL 17,806 sq. ft. (1,654.16 sq. m.)**

## TENURE

To Let on a new lease on terms to be agreed.  
Alternatively, the freehold is available with  
vacant possession on completion.

## VAT

The property is elected for VAT.

## LEGAL COSTS

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



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## Energy performance certificate (EPC)

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Energy rating  
**D**

Valid until: 29 April 2032  
Certificate number: 0242-0204-8302-8902-8104

Property type: B2 to B7 General Industrial and Special Industrial Groups

Total floor area: 1678 square metres

### Rules on letting this property

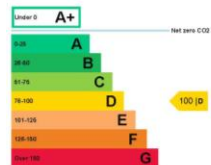
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 | B

If typical of the existing stock

90 | D

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## FLOOR PLANS



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