

# To Be Refurbished.



# TO LET.

## Prominent Warehouse / Industrial Unit.

Unit 18, Wates Way Industrial Estate, Mitcham, Surrey CR4 4HR.

## Description.

The unit is a traditional end of terrace unit of brick construction under a flat roof with raised roof lights. Ground floor warehouse with a roller shutter door at the rear and purpose built first floor offices accessed by front entryway.

The unit will be fully refurbished.

- 3.70m clear height
- Roller shutter loading door
- Three phase electricity
- Fenced yard
- 11 car parking spaces
- Male and female WCs
- Fitted kitchenette
- Good natural light

## Location.

The premises is located on Wates Way Industrial Estate on the established Willow Lane Industrial Estate, approximately 9 miles south of Central London and 4 miles north of Croydon.

The A217 is approximately 1.5 miles to the West, providing swift access to the M25 (J8) and the M23.

Mitcham Junction Railway Station is 0.5 miles from the property, providing regular National Rail services to Central London (Victoria -23 minutes), Sutton and Epsom. Tram services are also available to Wimbledon and Croydon.

Estate occupiers include; HSS, Howdens, Industrial Gas Springs. Nearby occupiers include; Hovis Sebon, Parcelforce, Zafron Foods.

## Terms.

Available to let on a new lease for terms to be agreed. Rent on application.

## Accommodation.

	Sq Ft	Sq M
Ground Floor	3,333	309.6
First Floor	1,563	145.2
<b>TOTAL</b>	<b>4,896</b>	<b>454.8</b>

Approximate gross internal area.

## Rates.

Rateable Value: £60,500 (2023).

## VAT.

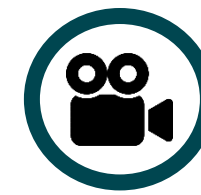
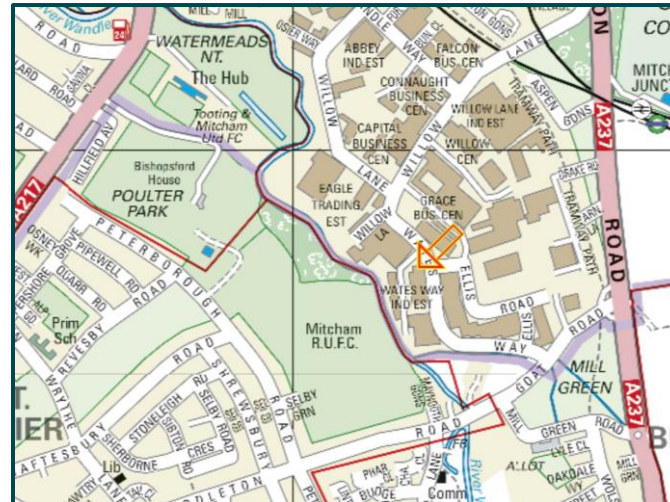
VAT will be charged on the quoting terms.

## Legal Costs.

Each party to be responsible for their own legal costs.

## EPC.

A new EPC will be commissioned following refurbishment.



For a video walk through of the refurbished premises please click on the following link  
<https://vimeo.com/395176747>  
\*Video of similar unit on estate post-refurbishment



# Contact

For further information, or to arrange a viewing, please contact the joint agents.



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## SUBJECT TO CONTRACT

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Particulars dated September 2023. Photographs dated October 2021.

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