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TO LET

INDUSTRIAL AND WAREHOUSE – 6,747 SQ FT (626.90 SQ M)

Unit 42, Wates Way Industrial Estate, Willow Lane, Mitcham, CR4 4HR

DESCRIPTION

The unit is of traditional brick construction under a flat roof. The warehouse is accessed via a pedestrian door to the front and two roller shutter loading doors to the rear. Internally the space consists of a ground floor warehouse and first floor office. Parking and loading space is situated at the rear.

LOCATION

The premises is located on Wates Way Industrial Estate off established Willow Lane, 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.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor - Warehouse	5,194	482.60
First Floor - Office	1,553	144.27
TOTAL	6,747	626.90

Approximate gross internal area

AMENITIES/OPPORTUNITY

- 2 roller shutter loading doors
- Clear internal height - 3.79m
- Good natural light
- 3-phase electricity
- On-site car parking spaces
- Male & Female WCs

RENT

£91,000 per annum

RATES

Rateable Value – £61,500 (2023)

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

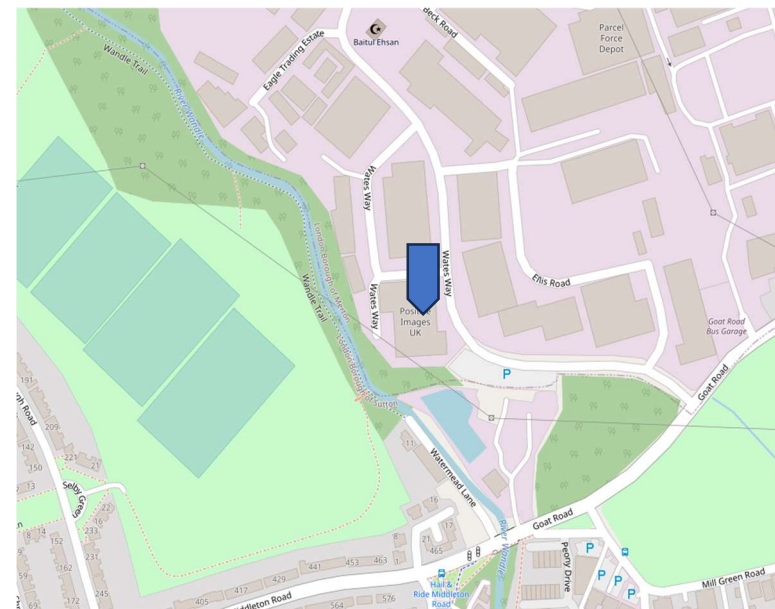
Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.

VIDEO LINK

<https://youtu.be/Kk9h9SEJaFM>



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