

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

A photograph of a two-story industrial building with a brick base and a blue upper section. The building has large windows and a blue door. A sign above the door reads '36'. There are several 'YOUR PRICE' signs on the building. The building is surrounded by a grassy area and a paved road. In the background, there are other industrial buildings and a parking lot with several cars.

TO LET

INDUSTRIAL AND WAREHOUSE – 7,991 SQ FT (742.39 SQ M)

Unit 36, Wates Way Industrial Estate, Mitcham, Surrey, CR4 4HR

DESCRIPTION

The unit is of traditional brick construction. The unit benefits from a pedestrian entrance to the front and separate access to the warehouse via a roller shutter door with covered loading. There is a self-contained yard for parking/loading.

The unit is fully refurbished.

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.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	6,429	597.27
First Floor Office	1,562	145.11
TOTAL	7,991	742.39

Approximate gross internal areas.

AMENITIES

- Roller shutter loading door
- Eaves - 3.78m
- Good natural light
- Three phase electricity
- On-site car parking spaces
- Purpose-built first floor offices
- Fully refurbished

RENT

£108,000 per annum.

TERMS

The unit is available to let on a new lease for a term to be agreed.

RATES

Rateable Value: £79,500 (2023).

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

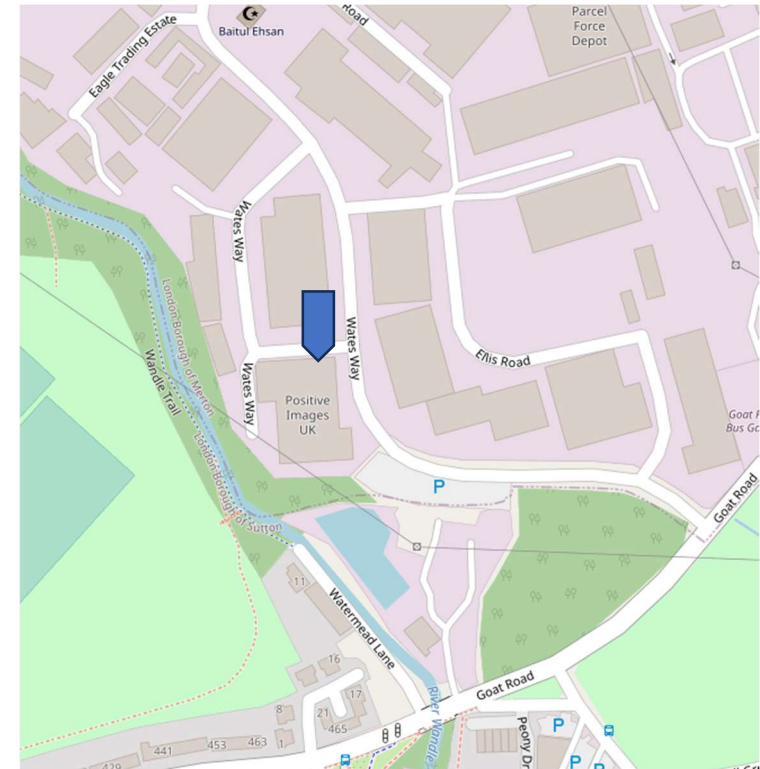
Each party to be responsible for their own legal costs.

EPC

The EPC rating is will be assessed once refurbishment works are completed.

VIDEO LINK

<https://youtu.be/H3uk0-LxRNn>



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