

SHW

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PROPERTY
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First Choice Bakers
6

breezefree

TO LET

INDUSTRIAL AND WAREHOUSE – 10,230 SQ FT (950.40 SQ M)

Unit 6, Mitcham Industrial Estate, Streatham Road, CR4 2AP

DESCRIPTION

The property comprises a mid-terrace industrial unit located on the established Mitcham Industrial Estate. The unit offers a roller shutter door, with another internal roller shutter door, warehouse space with a staff room, office space and 4 allocated car parking spaces.

The unit is due to be refurbished.

LOCATION

Unit 6 is located in Mitcham Industrial Estate, approximately 7.5 miles south of Central London and 4.5 miles north of Croydon.

Mitcham Junction train and tram Station is 1.9 miles away, linking the unit to London Victoria and Central Croydon.

The unit provides access to the A23 and links directly to Junction 7 of the M25 and J8 of the M23 Motorways. The location enables good access to both London and the national motorway network of the South East.

ACCOMMODATION (APPROXIMATE GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - Warehouse	8,800	817.55
First Floor - Office	1,430	132.85
TOTAL	10,230	950.40

AMENITIES / OPPORTUNITY

- Roller shutter loading door
- Eaves height of 5.98m
- 3-phase electricity
- W/C
- 4 allocated car parking spaces and further general estate parking is available

RENT

On Application.

RATES

The rateable value is £86,000 (2023).

VAT

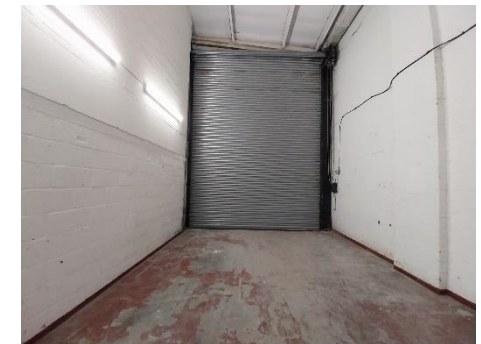
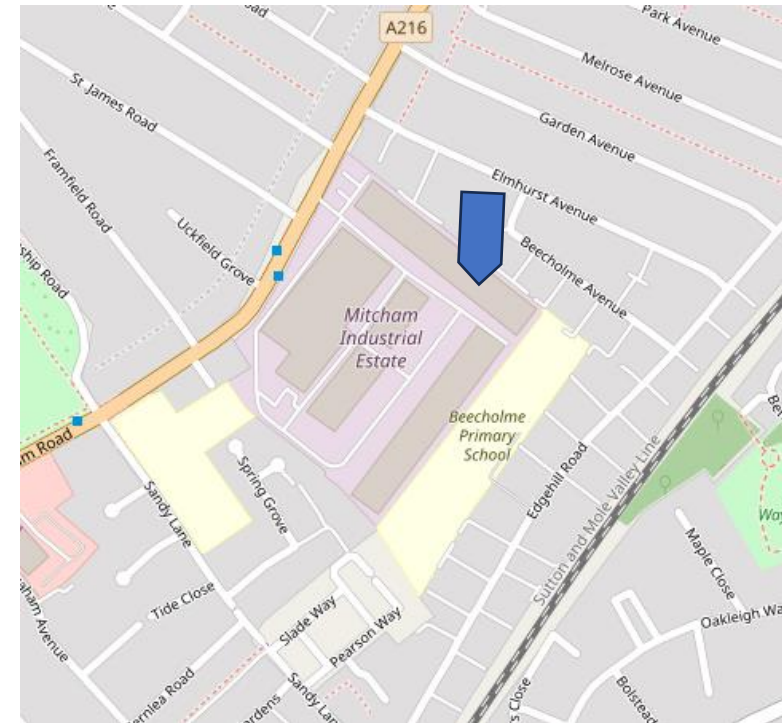
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC will be available post refurbishment.



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