

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

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TO LET

INDUSTRIAL AND WAREHOUSE – 5,090 SQ FT (472.88 SQ M)

Unit 10, Willow Centre, Willow Lane Industrial Estate, CR4 4NX

DESCRIPTION

The property comprises a dual pitched warehouse unit of steel portal frame construction, with offices to the front elevation and a large self-contained yard. The unit is to be fully refurbished.

LOCATION

The unit is located in the Willow Centre 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 Tram stop is close by, providing access to Croydon, Wimbledon and beyond as well as a link to the mainline railway network at East Croydon Station.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	4,264	396.14
First floor office	826	76.74
TOTAL	5,090	472.88

Approximate gross internal areas.

AMENITIES

- To be fully refurbished
- Electric roller shutter loading door
- Three phase electricity
- Large self contained yard/parking area
- Kitchenette
- First floor offices

RENT

£87,500 per annum exclusive.

RATES

The rateable value is £66,500 (2023)

VAT

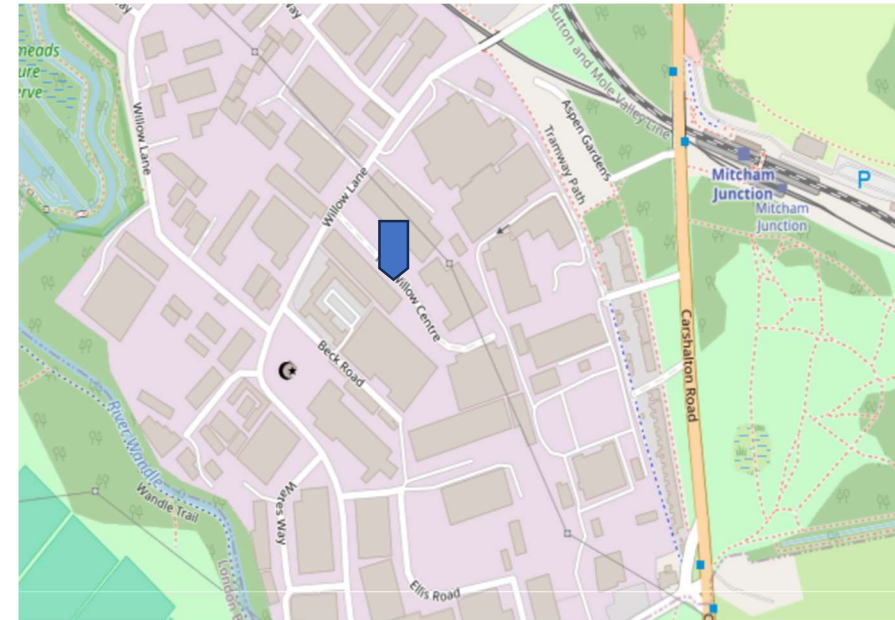
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

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



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Photos are indicative of a refurbished unit on the estate.

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