

**To be refurbished**



**TO LET**

**Prominent Warehouse / Industrial Unit**

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

# Description

The unit is a traditional end of terrace unit of brick construction under pitched roof with raised roof lights. Ground floor warehouse with a roller shutter door along the side elevation and purpose built first floor offices accessed by front entryway. The unit also benefits from a small external yard space for parking or loading.

The unit is due to be fully refurbished.

- 3.78m clear height
- Fitted first floor open plan office space
- Roller shutter loading door
- Three phase electricity
- Male and female WCs
- Good natural light
- On-site car parking spaces

# 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	6,429	592.3
First Floor	1,562	145.11
<b>TOTAL</b>	<b>7,991</b>	<b>742.39</b>

Approximate gross internal area.

# 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

To be reassessed following refurbishment works.



Warehouse



Offices



Loading to the rear

# Contact

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



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## SUBJECT TO CONTRACT

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