



TO LET

Prominent Warehouse / Industrial Unit

Unit 42, Wates Way Industrial Estate, Mitcham, Surrey 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..

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

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, Parcellforce, 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 - Warehouse	5,194	482.6
First Floor - Office	1,553	144.3
TOTAL	6,747	626.90

Approximate gross internal area.

Rates

Rateable Value: £61,500 (2023).

VAT

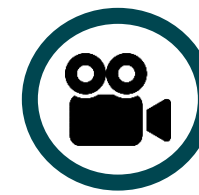
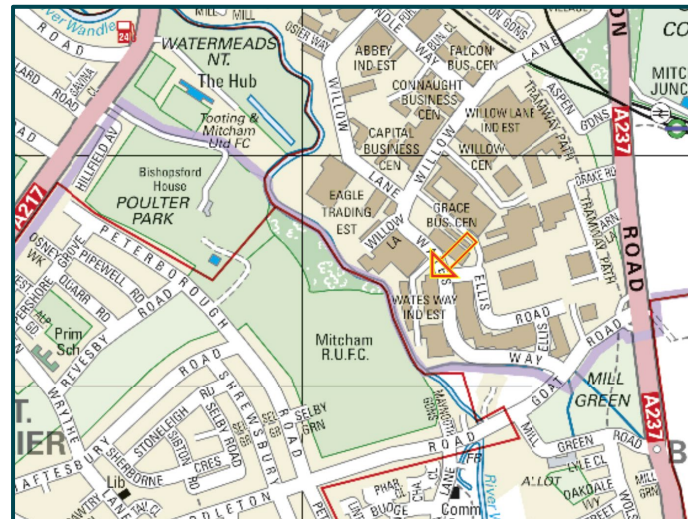
VAT will be charged on the quoting terms.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

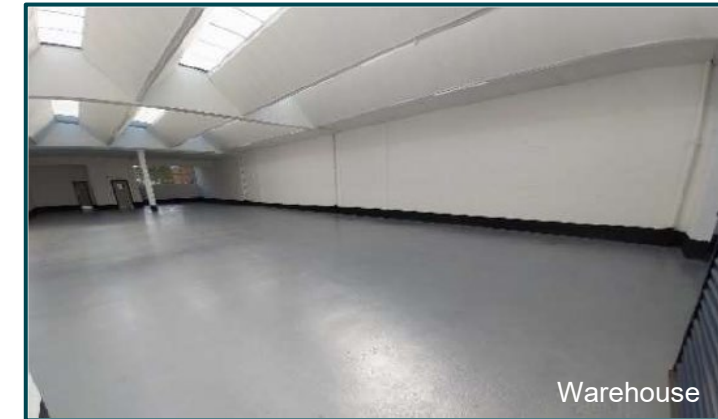
An EPC is being prepared and will be available shortly.



For a video walk through of the refurbished premises please click on the following link
<https://vimeo.com/395176747>
*Video of similar unit on estate post-refurbishment



Rear yard



Warehouse



Offices

Contact

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



GUS HASLAM

020 7861 5299
078 8559 6877
gus.haslam@knightfrank.com

ELLIOT EVANS

020 3995 0760
07870 802 628
elliott.evans@knightfrank.com



ALEX BOND

020 8662 2730
abond@shw.co.uk

CHARLIE MCKECHNIE

020 8662 2737
cmckechnie@shw.co.uk

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs dated October 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.