



## REFURBISHED INDUSTRIAL PREMISES - TO LET

- 1,250 Sq Ft (116.12 Sq M)
- £34,375 per annum exclusive

## Key Features

- Newly refurbished space
- Roller shutter loading door
- Eaves height 4.0m
- Three phase power
- WC facilities
- 2 demised parking spaces

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

## Description

The premises comprise a mid-terrace unit of steel frame construction with blockwork walls under a pitched roof with glazed front elevation.

## Location

The premises are located on Connaught Business Centre on the well 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 (Jct 8) and the M23.

Mitcham Junction BR Station is 0.3 miles from the property, providing regular National Rail services to Central London, Epsom and Sutton.

## EPC

The EPC rating for this property is D (88).

## Accommodation

The premises have the following approximate floor areas.

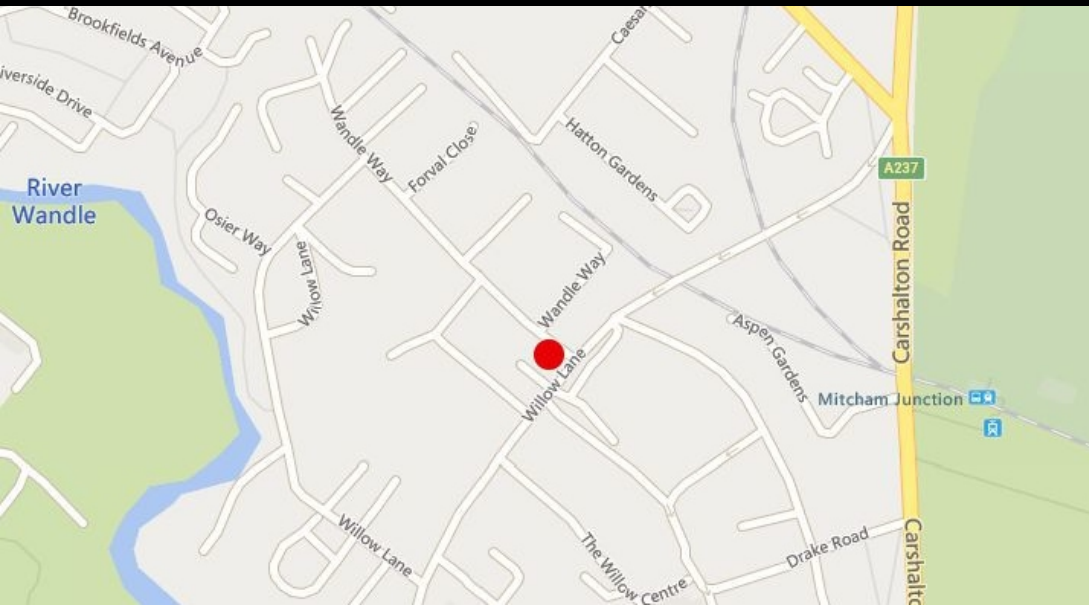
Area	Sq Ft	Sq M
Ground Floor	1,250	116.12
<b>Total Gross Internal Floor Area</b>	<b>1,250 Sq Ft</b>	<b>116.12 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

## Virtual Tour

<https://www.youtube.com/embed/jOXnzZrrFKM>





## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

The commencing rental is £34,375 per annum exclusive.

## Rates

According to the Government website the property has a 2023 Rateable Value of £20,750. Therefore, the rates payable for the current financial year for 2024-2025 are £10,354.25.

NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## Service Charge

Details upon application

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Joint Sole Agents:



### Morgan Pérez

[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

### Paul Harwood

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