

TO LET

Unit 42 Wates Way
Willow Lane Industrial Estate
Mitcham
Surrey CR4 4HR

INCENTIVES AVAILABLE

6,747 sq. ft.
(626.78 sq. m.)



andrew scott
robertson
commercial

INDUSTRIAL/ WAREHOUSE UNIT Recently refurbished.



PROFESSIONAL PROPERTY PEOPLE



LOCATION

The property is located on Wates Way with vehicular access via Ellis Road. Wates Way is the largest industrial estate in the London Borough of Merton.

Mitcham Junction train station is approximately 12 - 15 minutes' walk away, allowing regular, direct connections to Central London (Victoria from 22 mins, London Bridge in 35 mins and St Pancras in 37 mins). Tram services are also available to Wimbledon (10 mins) and Croydon (15 mins).

DESCRIPTION

A mid terrace industrial unit of brick construction under a concrete portal framed roof. The unit comprises traditional warehouse space with good eaves height and 2 rear roller shutter loading doors. Air-conditioned offices to the first floor.

Height to eaves: 3.87 metres.

LEASE

A full repairing and insuring lease until 14 April 2029 at £91,000 pax.

ACCOMMODATION

Approximate Gross Internal Areas

Ground Floor: 5,203 sq. ft. (483.40 sq. m)

First Floor Offices: 1,543 sq. ft. (143.38 sq. m)

Total: 6,747 sq. ft. (626.78 sq. m)

AMENITIES

- Ground floor warehouse
- First floor Open Plan offices
- LED lights throughout
- 2 x Roller shutter loading doors
- Three phase electricity supply
- WC's & Kitchenette
- Demised yard
- Right to use 5 car parking spaces in Central car park
- Excellent transport links

VAT

The unit is elected for VAT which is to be charged in addition.

EPC

Band D (97).
Expires 15 December 2035.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2026 List Rateable Value: £88,500
UBR 2026/2027 - £0.480p in the £
Source: VOA

Interested Parties should make their own enquiries at LB Merton.

SERVICE CHARGE

December 2025 - £232.83 + VAT (£2,793.96 pa)

Warehouse TO LET

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Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contacts: **John King/Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

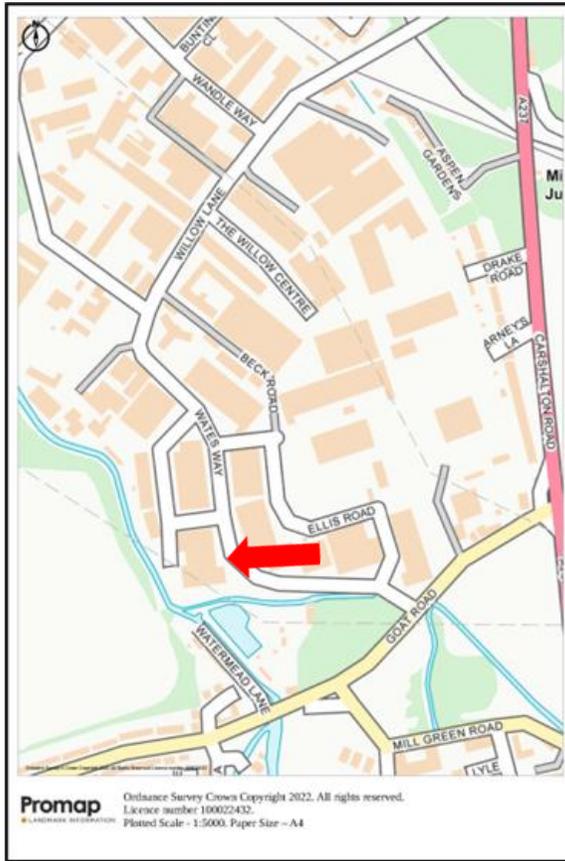
Rent: £91,000 per annum exclusive.

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

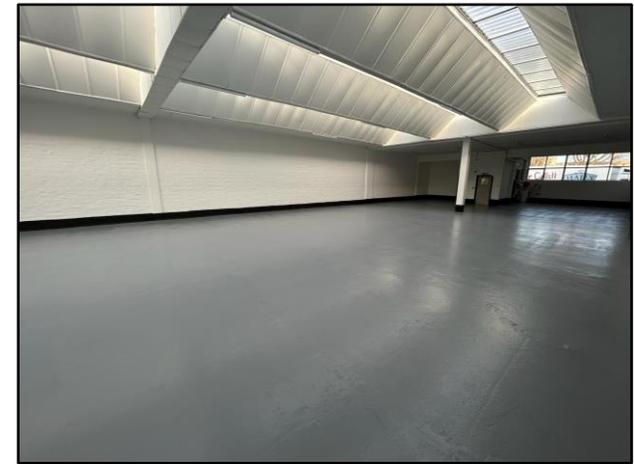
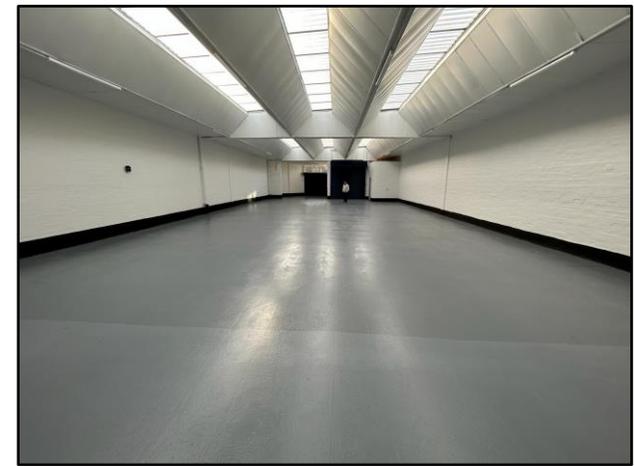


LOCATION PLAN



EPC

Energy performance certificate (EPC)		
Unit 42 Wates Way Willow Lane Industrial Estate MITCHAM CR4 4HR	Energy rating D	Valid until 15 December 2035
		Certificate number 1637-7003-3366-8974-2443
Property type	Storage or Distribution	
Total floor area	627 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score.
		The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	12 A	
If typical of the existing stock	48 B	



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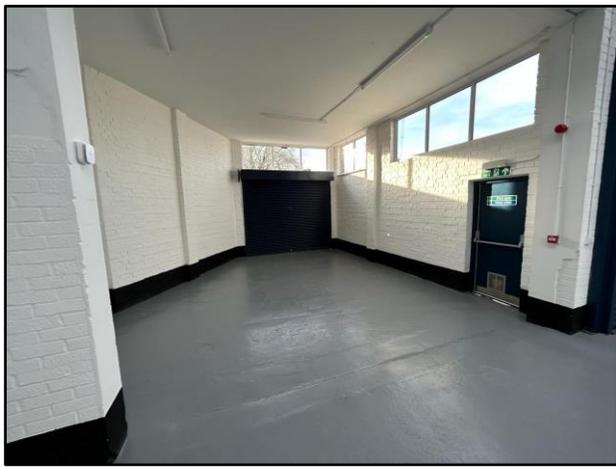
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