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TO LET

INDUSTRIAL / WAREHOUSE – 11,523 - 23,055 SQ FT (1,070.49 - 2,141.81 SQ M)

Units 2 & 3, Willow Centre, Willow Lane Industrial Estate, Mitcham, CR4 4NA

DESCRIPTION

The property comprises two mid-terrace industrial units with brick elevations under a dual pitched roof. Each benefit from first-floor offices to the front, welfare facilities and a large parking and loading area to the front. The estate is securely gated and units to be redecorated. The units are available separately or together.

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.

AMENITIES

- To be redecorated
- Available at an economical rent of £15.62psf
- Secure estate
- Large self contained yard/parking area
- Kitchenette
- First floor offices
- Warehouse eaves height 6.9m rising to 10m

RENT

Individual Units - £180,000 per unit per annum exclusive.
 Combined - £360,000 per annum exclusive

RATES

Interested parties should enquire with the local authority.

ACCOMMODATION (GROSS INTERNAL AREA)

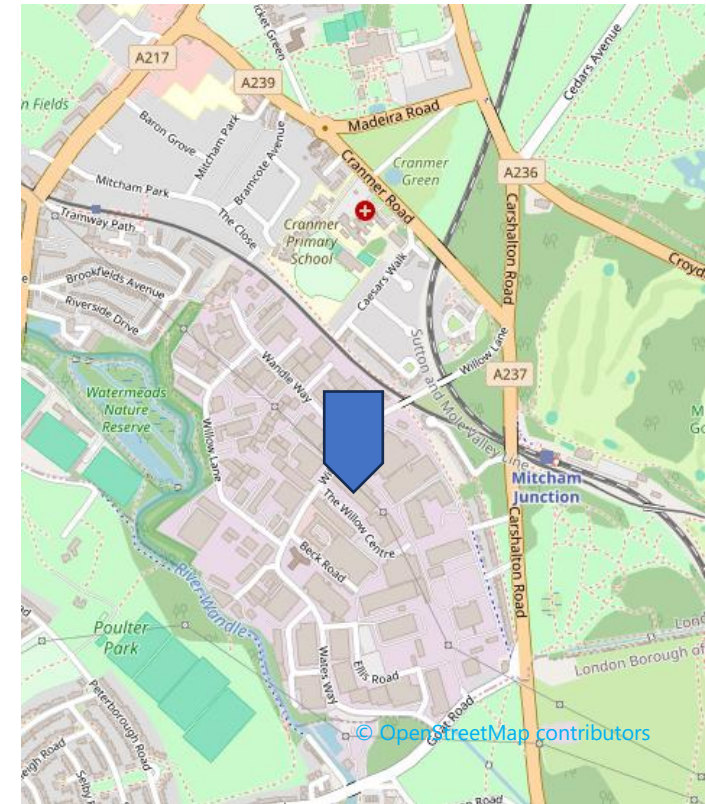
	SQ FT	SQ M
Unit 2		
Warehouse	10,074	935.87
Offices	1,449	134.61
Total	11,523	1,070.48
Unit 3		
Warehouse	10,097	938.01
Offices	1,435	133.31
Total	11,532	1,071.32
GRAND TOTAL	23,055	2,141.80

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C.



The unit is to be cleared & fully refurbished



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