



NEWLY REFURBISHED INDUSTRIAL WAREHOUSE - TO LET

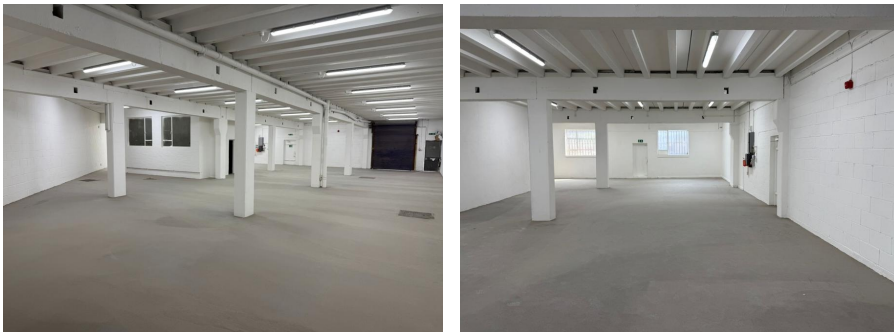
- 4,091 Sq Ft (380.05 Sq M)
- £15.00 per sq ft exclusive

Unit 7 Menin Works, Bond Road, Mitcham, Surrey CR4 3HG

Key Features

- Up and over roller shutter door
- 3 phase power
- Energy efficient lighting
- Open plan layout
- On-site parking
- Ladies/gents WC facilities
- Loading bays at the front and rear
- Gated estate with CCTV

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

Menin Works Industrial Estate is a multi-let industrial estate in Mitcham. The estate has recently undergone a refurbishment programme, and all of the units benefit from new sheet metal roofs as well as new redecorated elevations including roller shutters.

Location

Menin Works is located on the southern side of Bond Road just off Western Road (A236) between Colliers Wood and Mitcham.

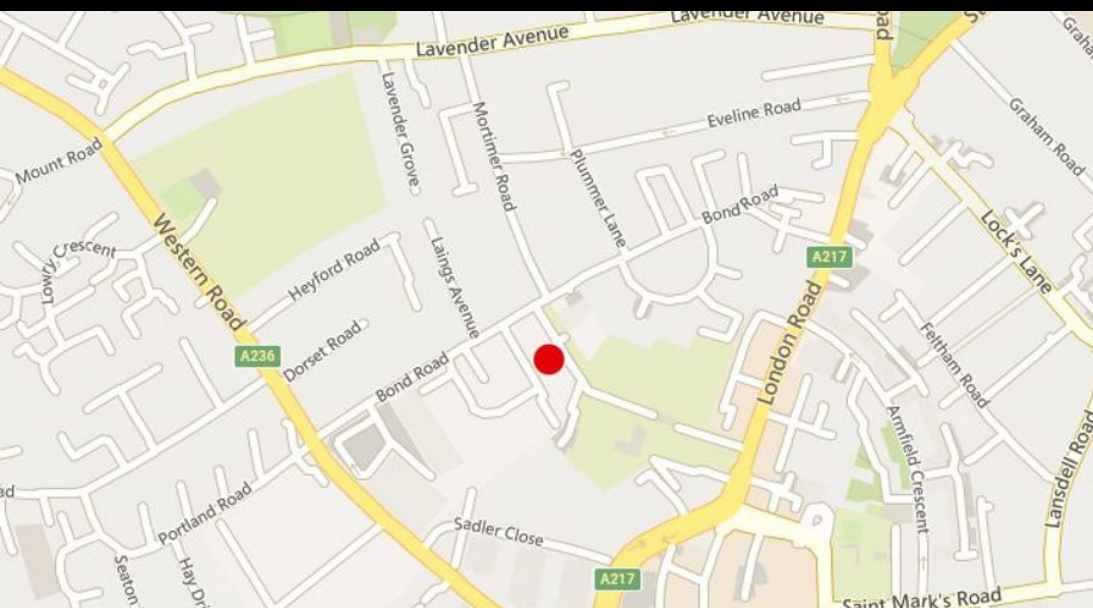
The established industrial estate benefits from being in an excellent position for access by road both into and out of central London. Public transport is provided via local buses, with Colliers Wood Underground Station (Northern Line) approximately 1 mile to the North, and Mitcham Eastfields BR Station also in close proximity.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Unit 7	4,091	380.05
Total Gross Internal Floor Area	4,091 Sq Ft	380.05 Sq M

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



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 £15.00 per sq ft, per annum exclusive.

Rates

According to the Government website the property has a current Rateable Value of £37,500. With effect from 01/04/2026 the Rateable Value will be £61,500. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

EPC

The property has a current rating of D (97).

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
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Paul Harwood
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Alex Lewis - Lewis & Co
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