



REFURBISHED INDUSTRIAL PREMISES - TO LET

- 1,251 Sq Ft (116.22 Sq M)
- £27,522 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
- Gated Estate

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 refurbished 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.

Accommodation

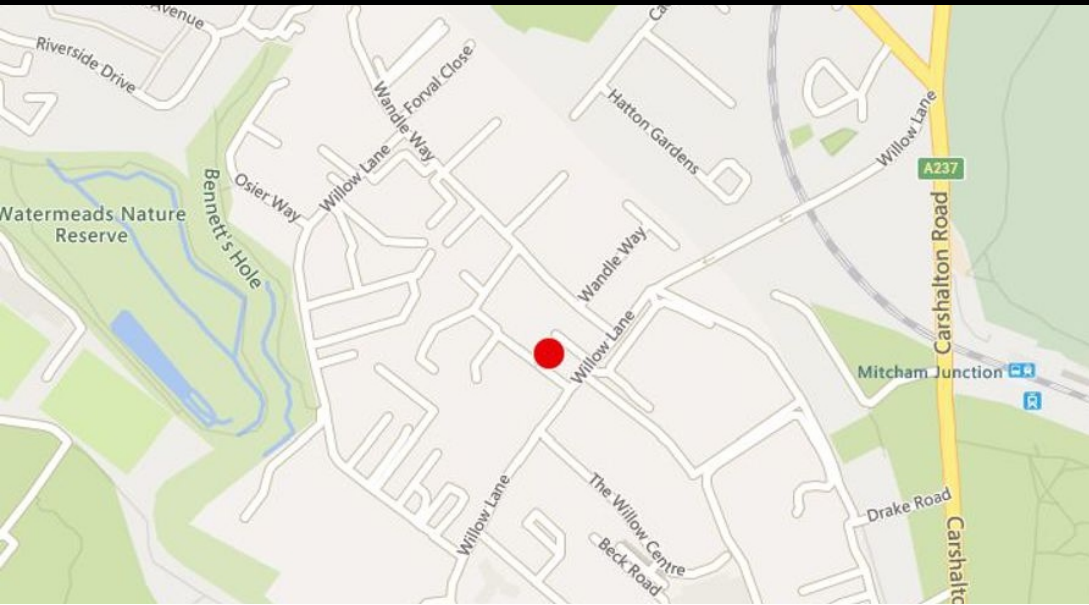
The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	1,251	116.22
Total Gross Internal Floor Area	1,251 Sq Ft	116.22 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.

EPC

The EPC rating for this property is B (45).



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 £27,522 per annum exclusive.

Rates

According to the Government website the property has a current Rateable Value of £22,250. With effect from 01/04/2026, the Rateable Value will be £32,500. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

Service Charge

£3,154 per annum exclusive

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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