

FOR SALE UNIT 19

MITCHAM INDUSTRIAL ESTATE,
STREATHAM ROAD,
MITCHAM, CR4 2AP

Last mile industrial
warehouse unit for sale

cogentre.co.uk

17,251 sq ft.

OPPORTUNITY SUMMARY



- A great opportunity to acquire the long leasehold (968 years) interest **in a 17,251 sq. ft Last Mile industrial warehouse unit.**
- The property is to be sold with **vacant possession.**
- **Situated in close proximity to Central London** therefore benefitting from extremely strong occupational demand.
- Opportunity to **refurbish/re-let** or **owner occupy** the warehouse offering **B8 use class.**
- Busy trade estate **offering 24/7 access.**
- **Mitcham Eastfields Overground station** (10 minutes' walk), **Tooting Overground station** (17 minutes' walk) and **Streatham Common Overground station** (24 minutes' walk).

SPECIFICATION



HGV access



Eaves height:
5.9m rising to 6.9m



19 allocated
parking spaces



2 Level access
loading doors



Reception, kitchen,
gym, toilet/shower
room on ground floor



Offices on ground
floor and first floor

OFFERS IN EXCESS OF

£5,000,000

(FIVE MILLION POUNDS)

Subject to Contract Exclusive of VAT



REFLECTS
A CAPITAL
VALUE OF

£290

per sq. ft.

LOCATION & SITUATION

The property is situated off Streatham Road (A216), one of the major roads in South London connecting Streatham and Mitcham.

The A216 links with the A23, A214, and A217, providing access across the boroughs of Lambeth, Merton, and Wandsworth.

The surrounding industrial area is home to established occupiers including TeamSports, Cinch Self Storage, Selco Builders Warehouse, School Uniform Direct, Screwfix, and Voi.



SITUATION



voi. School Uniform Direct



 CITY OF LONDON

 LONDON CITY AIRPORT

 TOOTING TRAIN STATION

 STREATHAM COMMON OVERGROUND STATION

SCREWFIX

School Uniform Direct

breezefree

FRELAN
HARDWARE

KINGS
GYM

X-TREEM
MOTORS

RA
Royal Academy
of Arts

ROBORE
CUTS LTD

voi.

UNIT 19



CINCH
SELF STORAGE

selco BUILDERS
WAREHOUSE

TeamSport
#1 in UK Indoor Karting



STREATHAM RD - A216

MITCHAM EASTFIELDS
OVERGROUND STATION



COGENT
REAL ESTATE

MITCHAM INDUSTRIAL ESTATE,
STREATHAM ROAD, MITCHAM, CR4 2AP

FOR SALE

CONNECTIVITY



ROAD	MILES	DRIVE TIME
A23	1.6	9 minutes
South Circular / A205	3.3	15 minutes
A3	6.7	27 minutes
M25	17.3	40 minutes



BUS JOURNEY TIMES	MILES	MINUTES
Tooting Broadway Underground Station	1.6	18 minutes
Morden Underground Station	3.4	25 minutes
Colliers Wood Underground Station	3.6	28 minutes
Tooting Bec Underground Station	4	31 minutes



RAIL / UNDERGROUND	MILES	MINUTES
Mitcham Eastfields Overground Station	0.9	2 minute drive 10 minute walk
Tooting Overground Station	0.8	5 minute drive 17 minute walk
Streatham Common Overground Station	1.6	6 minute drive 24 minutes walk
Tooting Broadway Underground Station	1.6	10 minute drive 33 minutes walk





DESCRIPTION

Designed to support efficient day-to-day operations, the property combines flexible warehouse accommodation with modern office and staff facilities, creating a functional space for a variety of business uses.

SPECIFICATION



Last Mile Unit



Warehouse Space



HGV access



2 Level access
loading doors



Eaves height:
5.9m rising to 6.9m



19 allocated
parking spaces



Reception



Offices Ground
& First Floor



Kitchen



Gym



5 W/C Facilities



24/7 Access

SITE & FLOOR PLAN



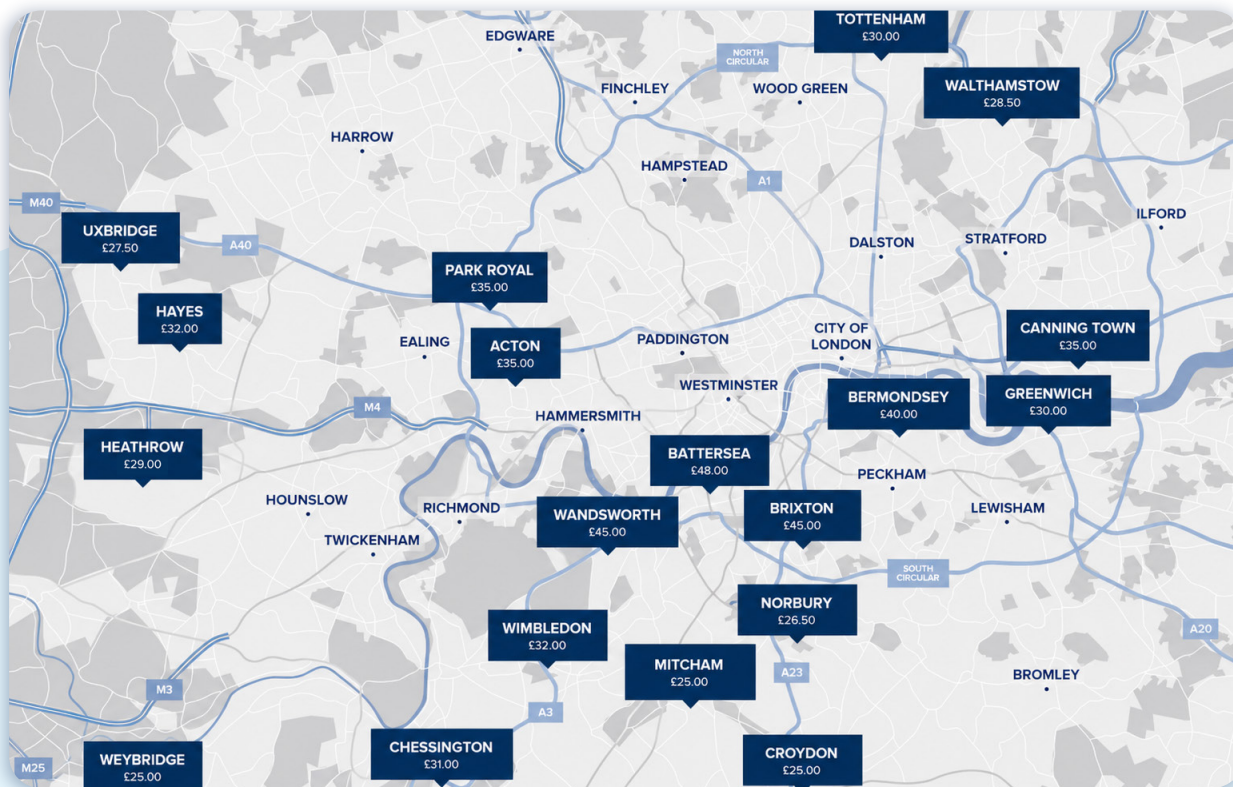


OCCUPATIONAL MARKET

Throughout the UK, occupiers are experiencing increasing pressure on both operational and occupational costs. This has led to an increase in demand for well-located secondhand warehouse accommodation which trades at a discount to newbuild space. Established estates offering functional space with sufficient parking continue to attract strong interest from occupiers seeking value.

Many businesses are now prioritising value over more expensive brand-new stock meaning well-maintained second-hand warehouses are increasingly in demand, driving competition and helping to underpin rental growth across the South-West London industrial market.

The highest proven rent on the subject estate is £25.00 psf which was achieved in October 2023. Rents for second hand space in nearby areas such as Wimbledon are now approaching £30.00 psf which highlights the rental trajectory. The area has strong transport links via the A236 and A217 along with direct rail access into Central London. This makes this property an affordable strategic choice for occupiers.



Address	Size	Let to	Rent	Terms	Date
29 DEER PARK ROAD, WIMBLEDON	11,175	ANDREW MARTIN INTERIORS	£25.50	RENT REVIEW	JUL - 25
UNITS 7& 7A NELSON TRADE PARK, WIMBLEDON	17,073	ADLID	£24.07	10 YEARS, TBO YEAR 5	APR - 25
UNIT 16 MITCHAM INDUSTRIAL ESTATE	10,512	ROBORE CUTS LIMITED	£25.00	10 YEARS	OCT - 23
UNIT 15 MITCHAM INDUSTRIAL ESTATE	10,512	VOI TECHNOLOGY	£23.00	5 YEARS	SEP - 23
UNIT 7 MERTON INDUSTRIAL ESTATE	6,760	TRION PHARMA LIMITED	£24.33	8.25 YEARS	SEP - 22

FURTHER INFORMATION



VAT

The property is elected for VAT and will be charged on the purchase price.



Data Room

Access to the data room can be provided upon request.



ANTI-MONEY LAUNDERING

The successful party will be required to satisfy AML requirements once Heads of Terms are agreed.

COGENT
REAL ESTATE

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OFFERS IN EXCESS OF

£5,000,000

Subject to Contract Exclusive of VAT



REFLECTS A CAPITAL VALUE OF

£290 per sq. ft.



DESIGNED BY  VELOCITY

COGENT
REAL ESTATE

0203 369 4000
11 ARGYLL STREET,
LONDON W1F 7TH

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