

**TO LET / FOR SALE**

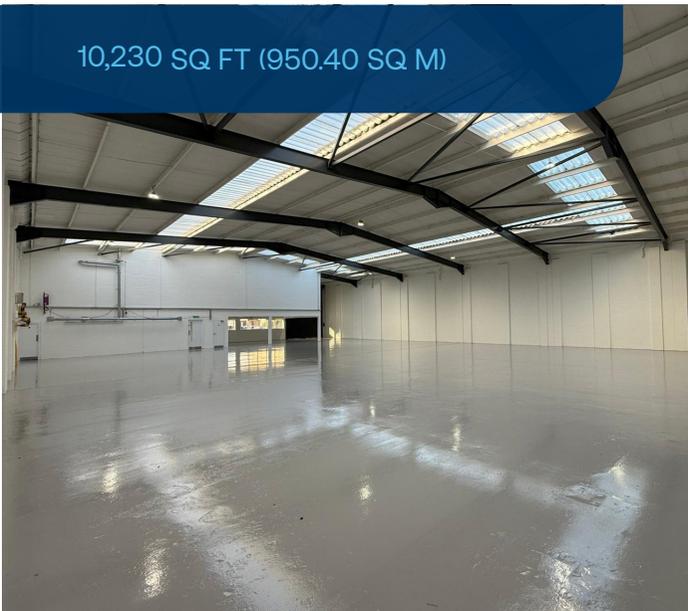


TRADE COUNTER / INDUSTRIAL WAREHOUSE UNIT – 10,230 SQ. FT (950.40 SQ. M)

UNIT 6 MITCHAM INDUSTRIAL ESTATE, STREATHAM ROAD, MITCHAM, SURREY, CR4 2AP

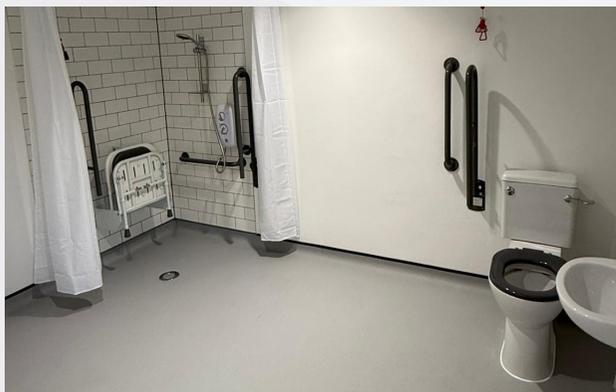
**COGENTRE.CO.UK**

10,230 SQ FT (950.40 SQ M)



## LOCATION

Unit 6 Mitcham Industrial Estate is approximately 6 miles South of Central London and 3 miles North of Croydon. Mitcham Eastfields and Streatham Common train stations are 0.7 miles and 1.3 miles away respectively, with frequent trains to London Victoria, East Croydon and London Bridge. Tooting underground station is located 1.6 miles to the North. The unit provides access to the A23 and links directly to Junction 7 of the M25 and J8 of the M23 Motorways. The location enables good access to both London and the national motorway network of the South East.



## ACCOMMODATION

The premises have the following approximate floor areas.

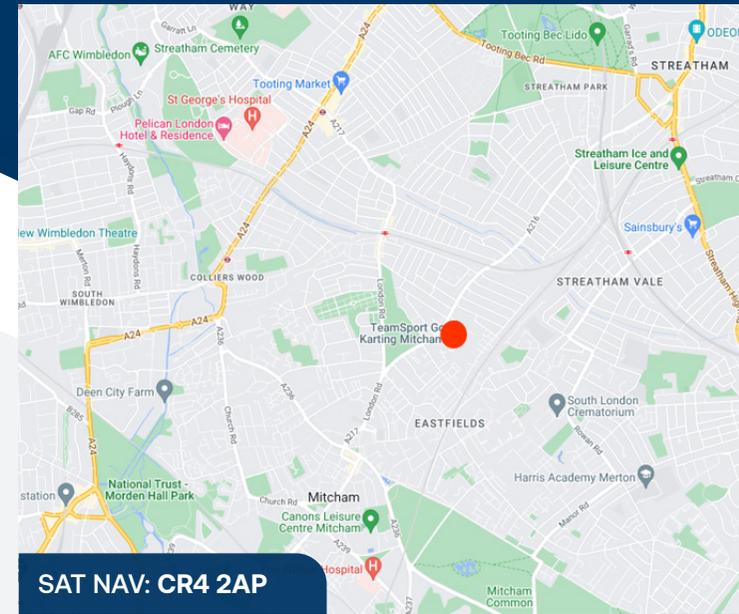
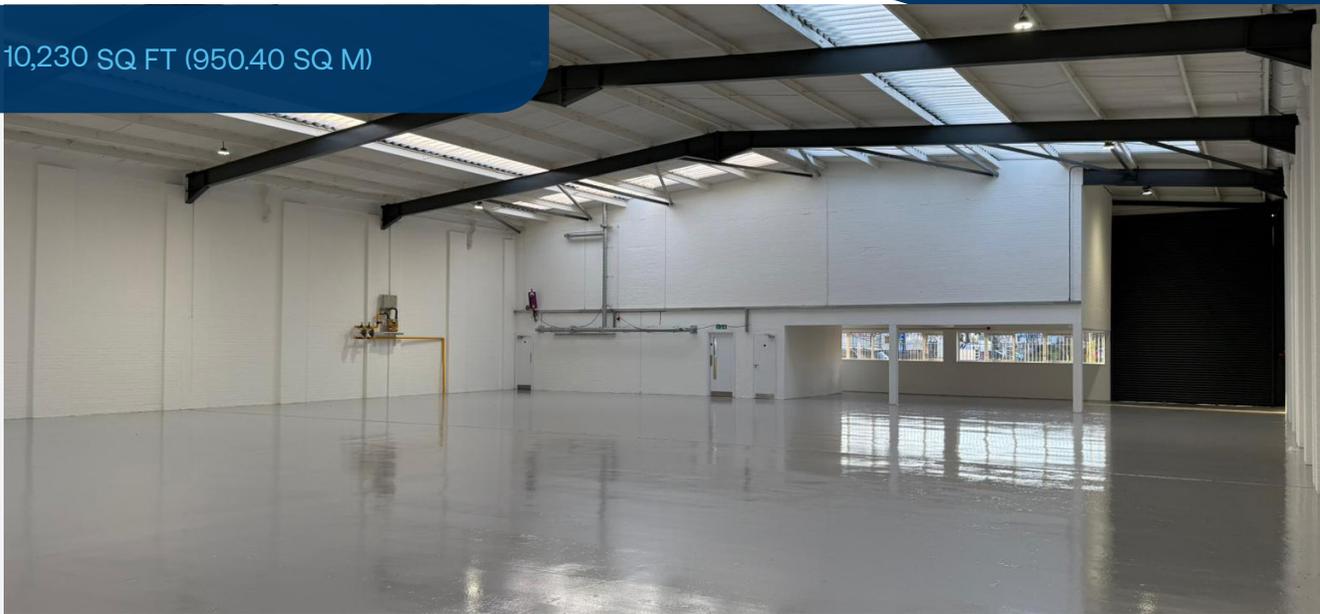
UNIT 6	SQ FT	SQ M
Ground Floor - Warehouse	8,800	817.55
First Floor - Office	1,430	132.85
<b>Total GIA approx</b>	<b>10,230</b>	<b>950.40</b>

## DESCRIPTION

The property comprises a fully refurbished mid-terrace trade counter/industrial warehouse unit located on the established Mitcham Industrial Estate. The unit offers warehouse space with kitchen, disabled toilets and warehouse toilets on the ground floor and then offices above on the first floor with additional staff toilets.



10,230 SQ FT (950.40 SQ M)



SAT NAV: CR4 2AP

### LOCAL OCCUPIERS



### AMENITIES

- Electric roller shutter door
- X8 W/C's + shower room
- Eaves height of 6m
- 17 allocated car parking spaces
- 3-phase electricity
- 24/7 Access

### EPC

B36.

### BUSINESS RATES

The rates payable is £49,590 pa (2025-2026).

### VAT

The property is elected for VAT so will be applied to the agreed rental value.

### TERMS

A new Full Repairing and Insuring lease is available on terms to be agreed, alternatively the Long Leasehold interest (999 yrs) can be purchased for £4.25m.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### FOR FURTHER DETAILS PLEASE CONTACT:

**COGENT**  
REAL ESTATE

**0203 369 4000**  
COGENTRE.CO.UK

Gerry Connolly  
0203 369 4000  
07557 114 583  
gc@cogentre.co.uk

Alex Adjei  
0203 369 4000  
07368 503 151  
aa@cogentre.co.uk

**Ryan**  
**01737 243 328**  
ryan.com/agency

Robert Bradley-Smith  
07469 854 799  
robert.bradley-smith@ryan.com