



1 & 2 Willow Business Centre

Willow Lane, Mitcham, Mitcham, CR4 4NA

**Available Now - Below
market rent**

9,257 sq ft

(860 sq m)

- Secure Yard
- To be refurbished
- Secure Yard
- Low economic rent
- Quick access to A217
- Flexible Terms

1 & 2 Willow Business Centre, Willow Lane, Mitcham, Mitcham, CR4 4NA

Description

TO BE REFURBISHED - The unit comprises a single electrically operated loading door and secure yard to the front elevation. The existing fit out contains crane units throughout which can be left in situ on request.

The unit benefits from 5.1M eaves and is suitable for a range of occupiers on flexible terms.

Location

1 & 2 Willow Business Centre is prominently situated on Willow Lane within the well-established Willow Lane Industrial Estate in Mitcham

The property benefits from excellent connectivity, positioned approximately 9 miles south of Central London and 4 miles north of Croydon, providing convenient access to key commercial centres across Greater London and the South East. Road communications are strong, with the A217 located 1.5 miles to the west, linking directly to the M25 (Junction 8) and the M23, facilitating efficient distribution and regional access.

Public transport accessibility is a key advantage, with Mitcham Junction station and tram stop within close proximity, offering regular services to Wimbledon, Croydon and Central London, as well as connections to the wider national rail network via East Croydon. Willow Lane itself is recognised as a strategic industrial location within the London Borough of Merton, characterised by a diverse mix of occupiers.

Accommodation

The accommodation comprises the following areas:

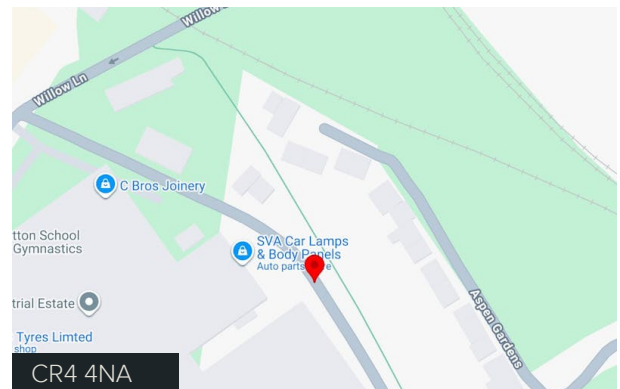
Name	sq ft	sq m	Availability
Unit - Warehouse	9,257	860	Available
Total	9,257	860	

Viewings

Strictly by appointment through joint agents Doherty Baines & Legat Owen

Terms

A new full repairing and insuring lease is available on terms to be agreed.



Summary

Available Size	9,257 sq ft
Rent	£13 per sq ft
Business Rates	Upon Enquiry
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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