

FOR SALE

B2 / B8 INDUSTRIAL WAREHOUSE ACCOMMODATION

MITCHAM



Mitcham - Industrial / Warehouse

22,969 sq ft (2,133.89 sq m) GIA

1979 • 2019 **40** YEARS

Unit 4 Willow Lane Business Park, 1-11 Willow Lane, Mitcham, CR4 4NA

For viewing and further information contact:



Will Gelder

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Key Benefits



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RICS

Unit 4 Willow Lane Business Park, 1-11 Willow Lane, Mitcham, CR4 4NA

Description

The property comprises a rectangular shaped warehouse facility with associated office / workshop accommodation at the front of the building. The property is of steel portal frame construction with a solid concrete floor in the warehouse. There is currently a mezzanine area at the rear of the warehouse accommodation.

Location

The property is located on the Willow Lane Business Park that forms part of the larger Willow Lane Industrial Estate. The Industrial Estate is situated to the south of Mitcham town centre in between the A217 and A237 that provide road connections to the M25 to the south and central London to the north.

Mitcham junction station is close by and provides a regular National Rail service into central London as well as being a Tramlink stop. The station is in the London Borough of Merton and Travelcard Zone 4.

Specification

- 11.5 m eaves in warehouse
- Electric roller shutter entrance
- On site parking
- 1st floor office / workshop
- Front yard / loading area

Terms

The premises are available on a freehold basis with vacant possession.

Availability

Approximate Gross Internal Areas

- l sq m l sq ft
- Warehouse l 1,496.37 l 16,107
- Mezzanine area in warehouse l 343.90 l 3,702
- 1st floor store / kitchen l 31.91 l 344
- 2nd floor office / workshop l 179.67 l 1,934
- 1st floor front mezzanine area l 81.89 l 882
- Total l 2,133.74 l 22,969



Summary

Available Size	22,969 sq ft
Price	£1,500,000 plus VAT
Rates Payable	£43,877 per annum
Rateable Value	£89,000
EPC Rating	Upon Enquiry

Viewing & Further Information

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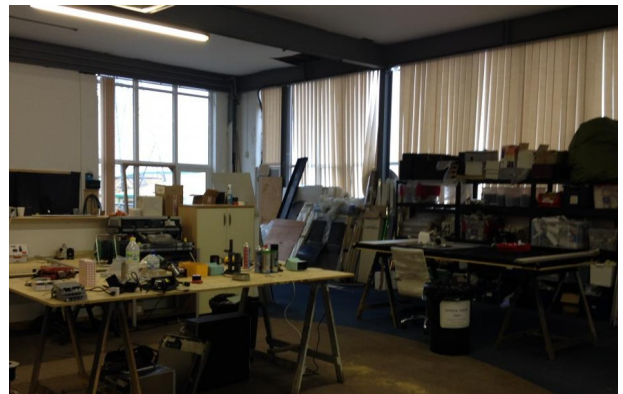
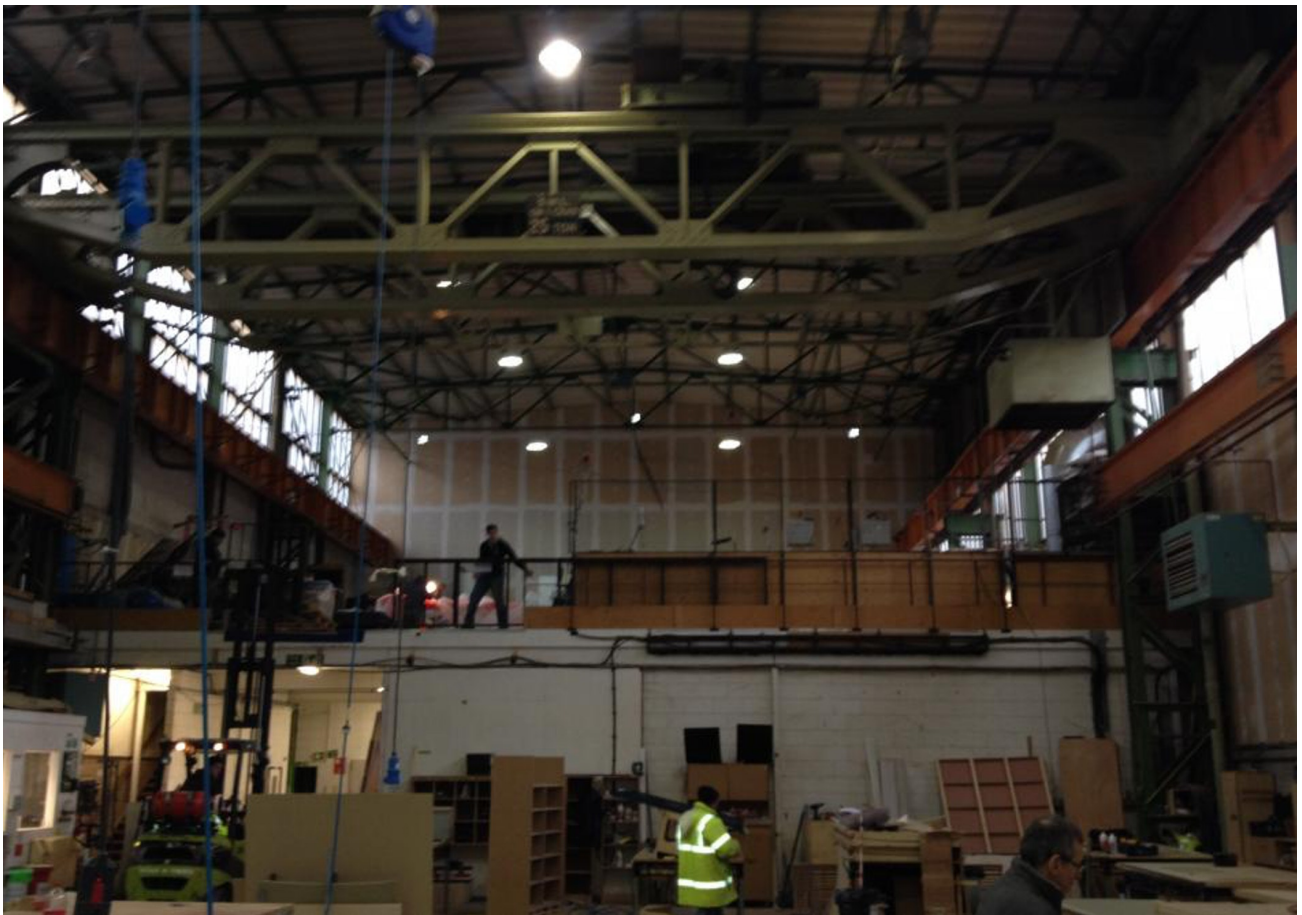
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