COGENT
REAL ESTATE

TO LET / FOR SALE

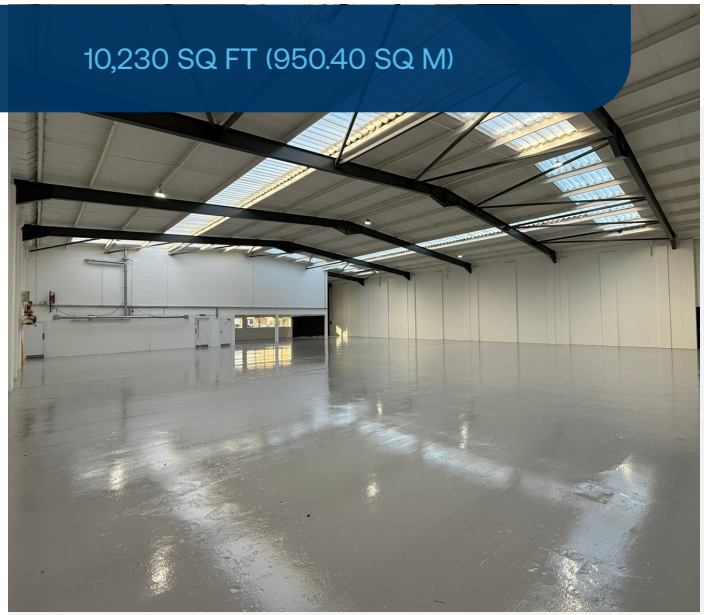


TRADE COUNTER / INDUSTRIAL WAREHOUSE UNIT – 10,230 SQ. FT (950.40 SQ. M)

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.

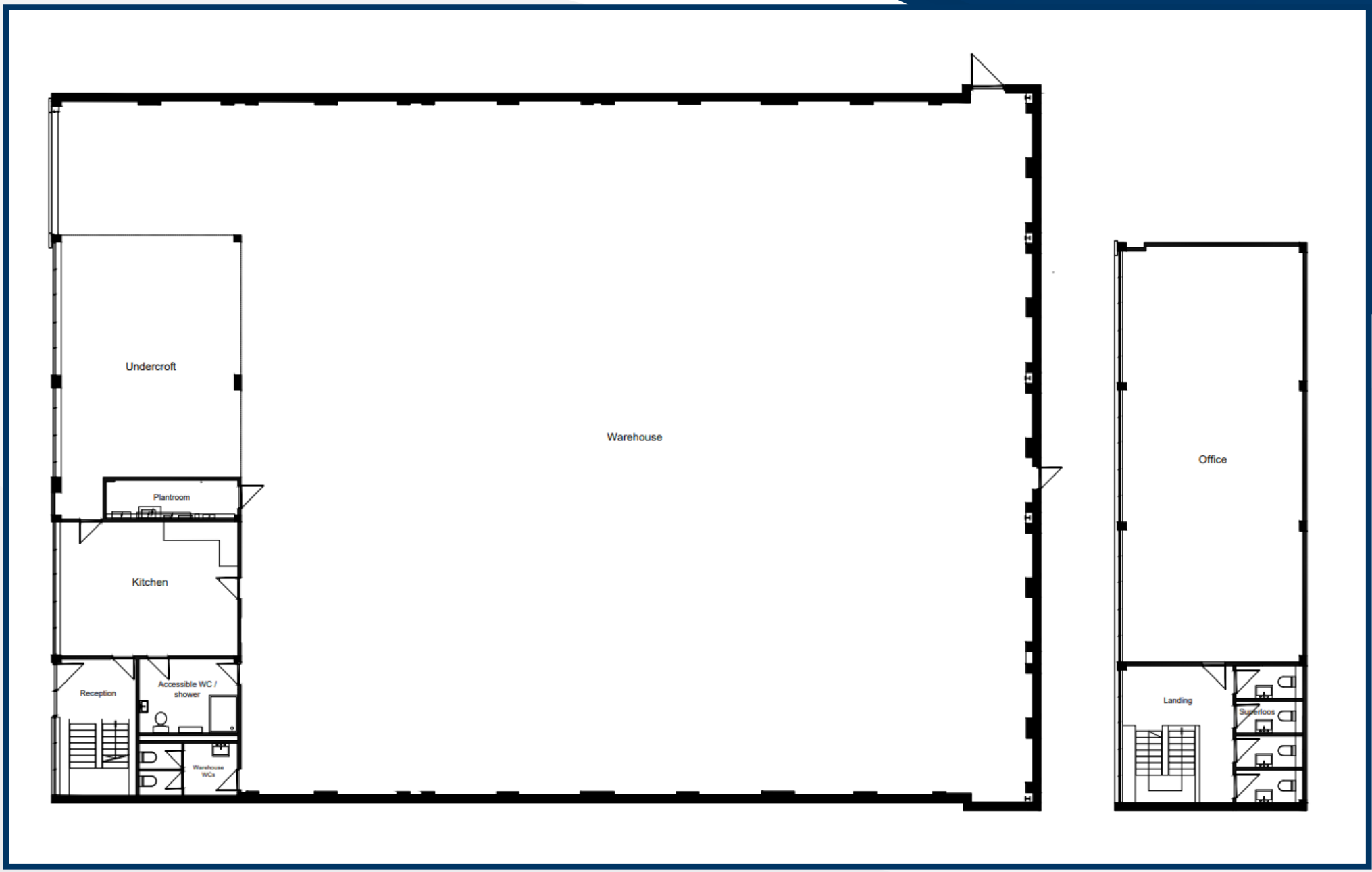
UNIT 6	SQ FT	SQ M
Ground Floor - Warehouse	8,800	817.55
First Floor - Office	1,430	132.85
Total GIA approx	**10,230**	**950.40**

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.

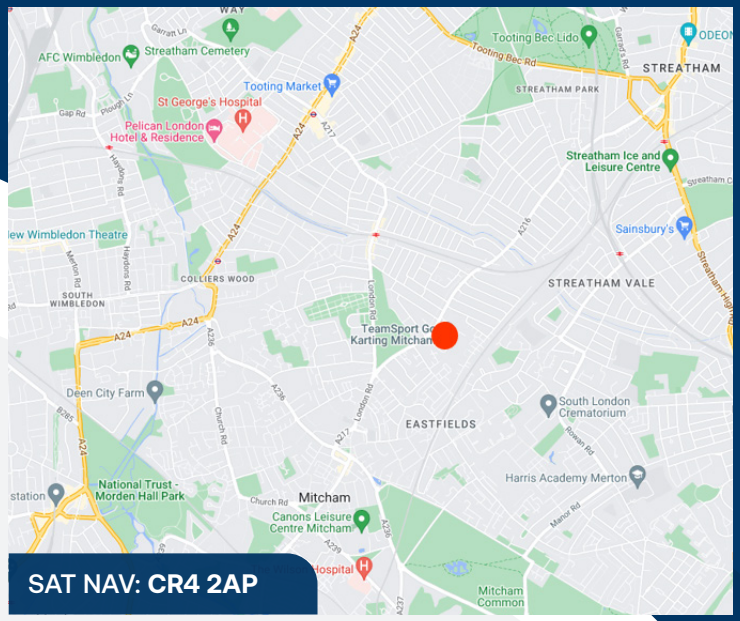


FLOOR PLAN


Undercroft
Plantroom
Kitchen
Reception
Accessible WC / shower
Warehouse WCs
Warehouse
Office
Landing
Superloos

10,230 SQ FT (950.40 SQ M)





SAT NAV: **CR4 2AP**

LOCAL OCCUPIERS

selco BUILDERS WAREHOUSE

JORDAN'S WOODFLOORING LONDON

SCREWFIX

voi.

FRELAN HARDWARE

RA Royal Academy of Arts

AMENITIES

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

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