

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 5,025 SQ FT (466.82 SQ M)

Unit 11, Willow Centre, Willow Lane Industrial Estate, Mitcham, Surrey, CR4 4NX

DESCRIPTION

The property comprises a dual pitched warehouse unit of steel portal frame construction, with offices to the front elevation and a large self contained yard.

The landlord is to refurbish the offices, kitchen and toilet areas.

LOCATION

The unit is located on a secure and gated industrial estate in the Willow Centre on the established Willow Lane Industrial Estate, approximately 9 miles south of Central London and 4 miles north of Croydon. The A217 is approximately 1.5 miles to the west, providing swift access to the M25 (J8) and the M23. Mitcham Junction Tram stop is close by, providing access to Croydon, Wimbledon and beyond as well as a link to the mainline railway network at East Croydon Station.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	4,244	394.27
1st Floor Office	781	72.55
TOTAL	5,025	466.82

Approximate gross internal area.

**AMENITIES**

- The landlord is to refurbish the offices, kitchen and toilet areas
- Secure and gated industrial estate
- Electric roller shutter loading door
- Three phase electricity
- Large self-contained yard/parking area
- Kitchenette
- First floor offices

RENT

£80,000 Per annum exclusive

RATES

To be reassessed. Please contact the local authority for further information.

VAT

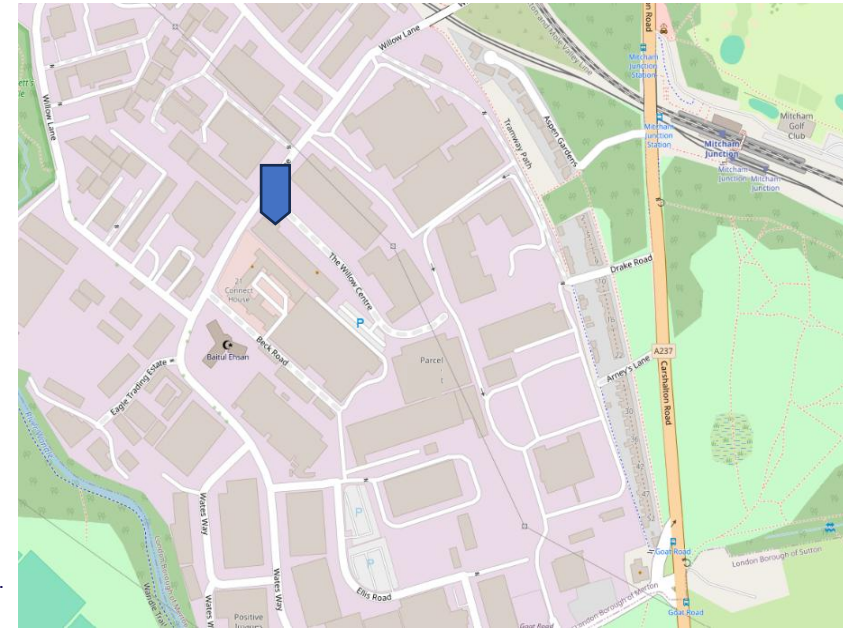
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



© OpenStreetMap contributors

**VIEWINGS – 020 8662 2700**

Rachel Good

t: 07740 449 381

e: rgood@shw.co.uk

Alex Gale

t: 07768 500 304

e: agale@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK