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TO LET

COLD/CHILLED FITTED WAREHOUSE FACILITY – 7,739 SQ FT (718.95 SQ M)

Unit 1 & 2, Falcon Business Centre, 14 Wandle Way, Mitcham, Surrey, CR4 4FG

DESCRIPTION

The modern Industrial/Warehouse unit is of portal steel frame construction with clad sheet elevations and a profile sheet roof incorporating roof lights. Access is via an electric roller shutter door (4m height) with 8.3m eaves height and a full-width steel mezzanine already in place. The unit has been comprehensively fitted out by a food production occupier and includes purpose-built walk-in cold rooms and freezer chambers with insulated sliding door loading bay. First floor office accommodation and a meeting room are accessed via the main warehouse. The property benefits from 7 forecourt parking spaces.

LOCATION

The premises are located on the corner of Willow Lane and Wandle Way, on the popular Willow Lane Industrial Estate, approximately one mile south of Mitcham town centre.

Mitcham Junction station is close to the Estate and provides Main line rail services to London Victoria. Tramlink services are also available to Wimbledon (approx 10 minutes) and Croydon (approx 15 minutes).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Units 1 & 2 Falcon Business Centre	7,739	718.95
TOTAL	7,739	718.95

AMENITIES

- Fitted walk-in cold rooms and freezer units - ready for immediate food production use
- Modern first floor offices with natural light and meeting room
- High eaves warehousing benefiting from 8.3m eaves
- Full-width mezzanine floor with loading lift
- Full height electric roller shutter - 4m
- Good on-site parking

RENT

On application

RATES

The 2026 Rateable Value of the property is £145,000

VAT

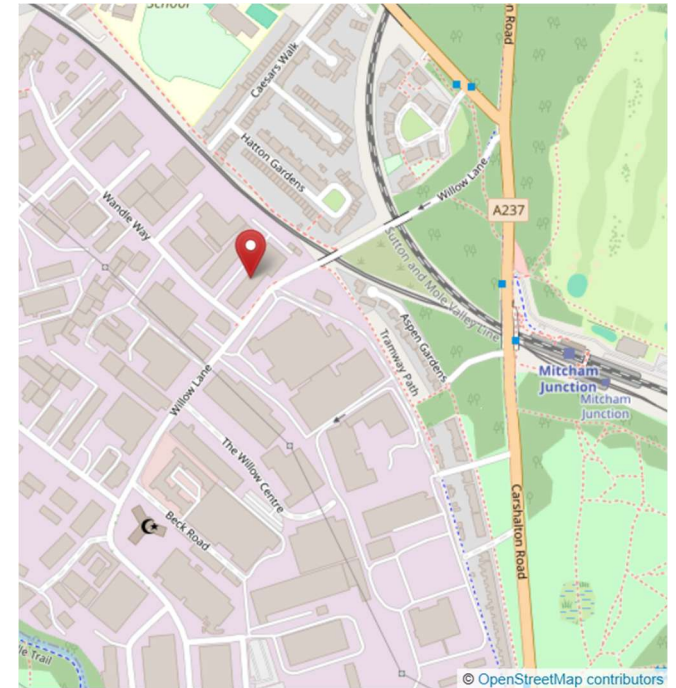
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC of C is valid until September 2032.

**VIEWINGS – 020 8662 2700**

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