

To Let

Unit 18 Wates Way
Industrial Estate,
Mitcham, Surrey
CR4 4HR

4,896 sq ft (454.8 sq m)

- Rent of £81,000 pax
- 3.7m clear height rising to 4.8m at the apex
- Secure, fenced and gated yard.
- Roller shutter electric loading door
- Fitted first floor office space.
- 7 car parking spaces
- 24/7 access

Your partners in property



The Property

Description

The unit is a fully refurbished end of terrace unit of brick construction under a flat roof with raised roof lights.

Ground floor warehouse with roller shutter door at the rear with a secure yard area. The unit benefits from fitted office accommodation on the ground and first floors with a kitchenette and W/Cs with pedestrian access on the front elevation.

Accommodation

	Sq Ft	Sq M
Warehouse	3,333	309.6
Ground & First floor offices	1,563	145.2
TOTAL	4,896	454.8



Fitted open plan, first floor office accommodation with air conditioning



Warehouse lighting



Fully refurbished



7 car parking spaces



A secure, fenced and gated yard

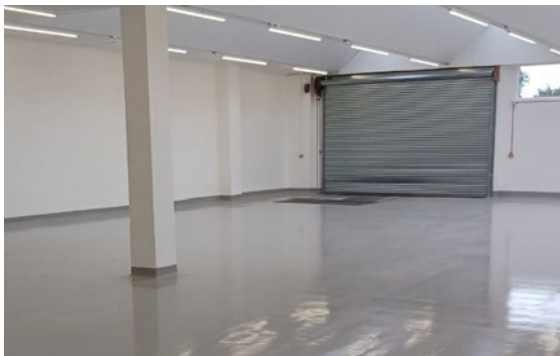


Three phase electricity

Images



External photo



Ground floor warehouse



Ground floor warehouse



First floor office



First floor office

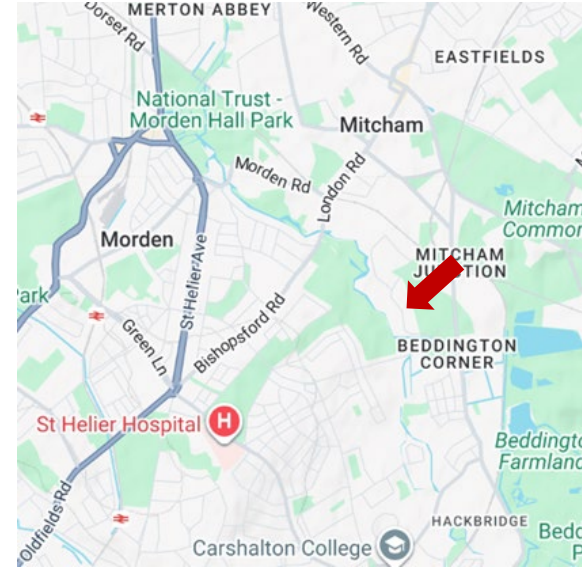


Secure gated yard

Location

The premises is located on Waters Way Industrial Estate, part of 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 Railway Station is 0.5 miles from the property, providing regular National Rail services to Central London (Victoria 23 minutes), Sutton and Epsom. Tram services are also available to Wimbledon and Croydon.



Contact

Terms

The unit is available on new Full Repairing and Insuring leases on terms to be agreed.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

D-96

Rates

RV £86,000 (From 1st April 2026).

All interested parties should direct their enquiries to Merton Local Authority.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Service Charge

A service charge may be levied for the upkeep of the common parts of the estate.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated June 2026. Photographs dated May 2026.

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