WAREHOUSE INVESTMENT FOR SALE

Unit 19 Liongate Enterprise Park
80 Morden Road
Mitcham CR4 4NY

5,460 sq. ft.
(507.28 sq. m.)



andrew scott robertson commercial

SINGLE LET TO 2035 TO A STRONG TENANT

The Property Ombudsman
PROFESSIONAL PROPERTY PEOPLE
RICS Regulated by RICS

LOCATION PLAN





LOCATION

The property is located in an established industrial area, to the north of Morden Road (A239) and just over a mile to the east of the A24 and Morden, including Morder Underground station (Northern Line).

The property is located approximately 250ft from Belgrave Walk Tram stop, with its regular services to Wimbledon (9 minutes) and Croydon (approximately 20 minutes).

DESCRIPTION

The subject property comprises an end of terraced industrial unit of brick elevations with profile metal sheet cladding and of steel portal frame construction with block work walls. The property is used as a store and distribution warehouse for car parts together with offices, WC and shower to the ground floor with a further office and kitchen to the first floor.

Across the rear of the unit is a good-sized mezzanine floor, providing additional storage space.

AMENITIES

- Mezzanine floor of 1,082 sq. ft. (100.52 sq. m.)
- 7 customer parking spaces directly outside each unit.
- Further 9 parking spaces (inc. 2 EV charging) to the side
- Eaves height of 7.057m with ridge of over 8.5M.
- 3 phase supply (100 Amp per phase).

VAT

The property is elected for VAT.

USE

Class E / B8. Suitable for a variety of uses.

PRICE

£1,425,000 Freehold subject to occupational lease.

TENANCY

The property is single let to Marshall Motor Group Limited for 10 years from 8th May 2025 at £103,820 per annum exclusive.

The lease includes an upwards only 5th year rent review and tenant only break option on 6 months prior written notice.

ACCOMMODATION

Ground (GIA)	4,090 sq. ft. (279.96 sq. m.)
First (GIA)	1,370 sq. ft. (127.32 sq. m.)
TOTAL	**5,460 sq. ft. (507.28 sq. m.)**
Mezzanine (GIA)	1,082 sq. ft. (100.52 sq. m.)

RATES

2026 List Rateable Value: £84,500
UBR 2026/2027 - £0.48.0p in the £.
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable

EPC

Band B (46) Expires 16 January 2035

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

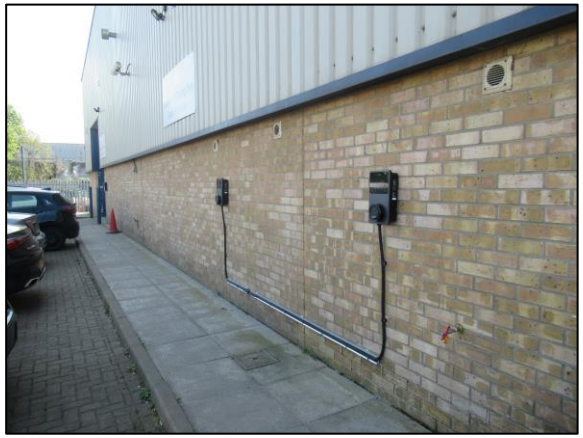




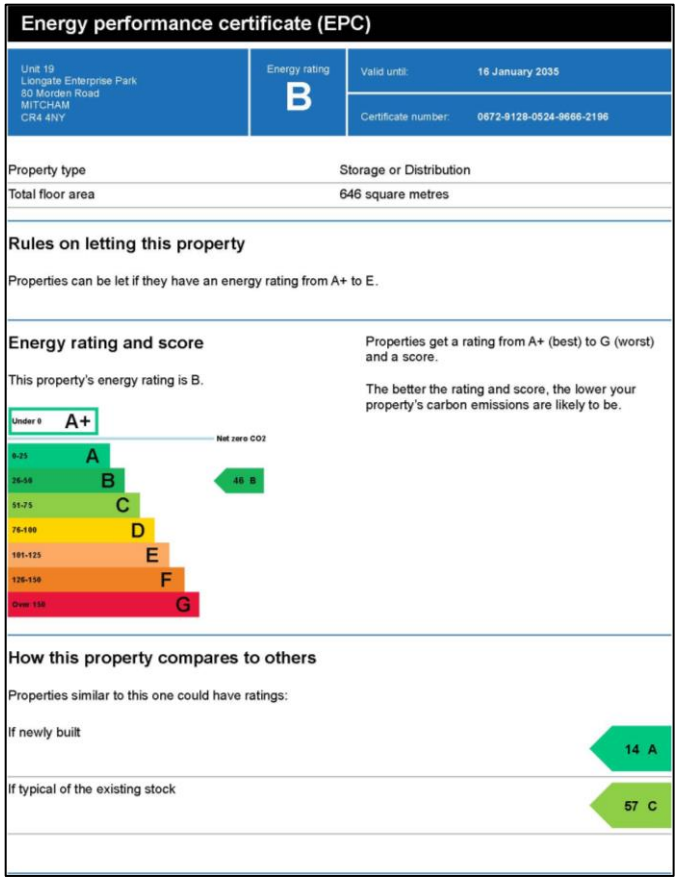








EPC



Energy performance certificate (EPC)

Unit 19
Liongate Enterprise Park
80 Morden Road
MITCHAM
CR4 4NY

Energy rating: **B**

Valid until: 16 January 2035

Certificate number: 0672-9128-0524-9666-2196

Property type	Storage or Distribution
Total floor area	646 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
46 B

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 14 A

If typical of the existing stock: 57 C

TENANT INFORMATION

Marshall Motor Group Limited was incorporated in 1934. (Company no. 00295579).

A current company check shows this company having a common credit rating of A (very low risk) and a provider credit rating of 96 out of 100 (very low risk).

Current credit limit is £11,750,000.

	31/03/25	31/03/24	31/03/23
Turnover	£1,815,949,000	£1,442,980,000	£1,414,841,000
Gross profit	£191,495,000	£158,272,000	£142,140,000
Net profit	£4,056,000	£1,958,000	£11,024,000

WAREHOUSE INVESTMENT FOR SALE

Unit 19 Liongate Enterprise Park
80 Morden Road
Mitcham
CR4 4NY

Strictly by appointment via Sole Selling Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 3800**
Email: **commercial@as-r.co.uk**

andrew scott robertson commercial

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) VAT may be applicable.

(ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract

(iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2026