To Let

Unit 28 Wates Way Industrial Estate, Mitcham, Surrey CR4 4HR

6,341 sq ft (589.10 sq m)

- Rent of £89,000 pax.
- Roller shutter electric loading door.
- Fitted first floor office space.
- 24/7 access.
- On-site car parking spaces.



Your partners in property

The Property

Description

Unit 28 is of traditional brick construction and provides warehouse accommodation accessed via a roller shutter loading door to the rear.

The first-floor office accommodation can be accessed via a pedestrian entrance on the front elevation.

Accommodation

	Sq Ft	Sq M
Warehouse	4,778	443.20
First Floor	1,563	145.20
TOTAL	**6,341**	**589.10**

Specification



Fitted open plan, first floor office accommodation



Warehouse lighting



Fully refurbished



Three phase electricity



On-site Parking

Images



External photo



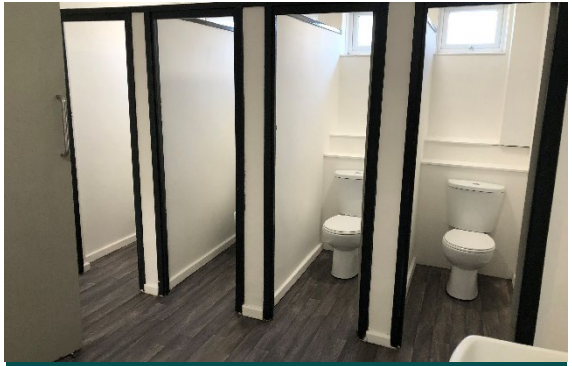
Loading to the rear



Ground floor warehouse



First floor office



WC's



Estate

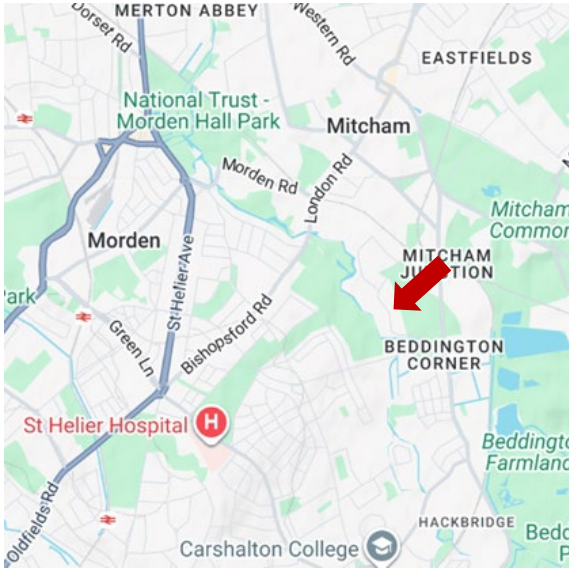
Location

The premises is located on Wates 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-80

Rates

RV £93,000 (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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4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated October 2026. Photographs dated September 2026.

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