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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 2,804 SQ FT (260.50 SQ M)**

**Unit 21 Vale Industrial Park, Rowan Road, Streatham, London, SW16 5BN**



**DESCRIPTION**

The premises comprise an end-of-terrace industrial unit with ground-floor warehouse and first-floor office space. The unit benefits from a roller shutter loading door and allocated parking spaces.

The unit is undergoing full refurbishment and offices will be carpeted with suspended ceilings and perimeter trunking.

**LOCATION**

Vale Industrial Estate (formally known as Chancerygate Business Centre) is situated on the eastern side of Rowan Road (B272) which connects with the A23 to the north which links Central London to the M25 (Junction 7) and the A236 Croydon Road to the south.

The site is located within the London Borough of Merton approximately 5km (3 miles) north of Croydon. The scheme is ideally located for access to Croydon, Central London and the M25. Streatham Common railway station lies within 1km.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor Warehouse	2,097	194.82
First Floor Office	707	65.68
<b>Total</b>	<b>2,804</b>	<b>260.50</b>

Approximate gross internal area.

**AMENITIES/OPPORTUNITY**

- Carpeted offices
- On-site parking
- WC facilities
- Secure, gated estate
- Roller shutter loading door
- Fully refurbished

**RENT**

£63,500 per annum.

**RATES**

Rateable value - £37,000 (2023).

**VAT**

VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

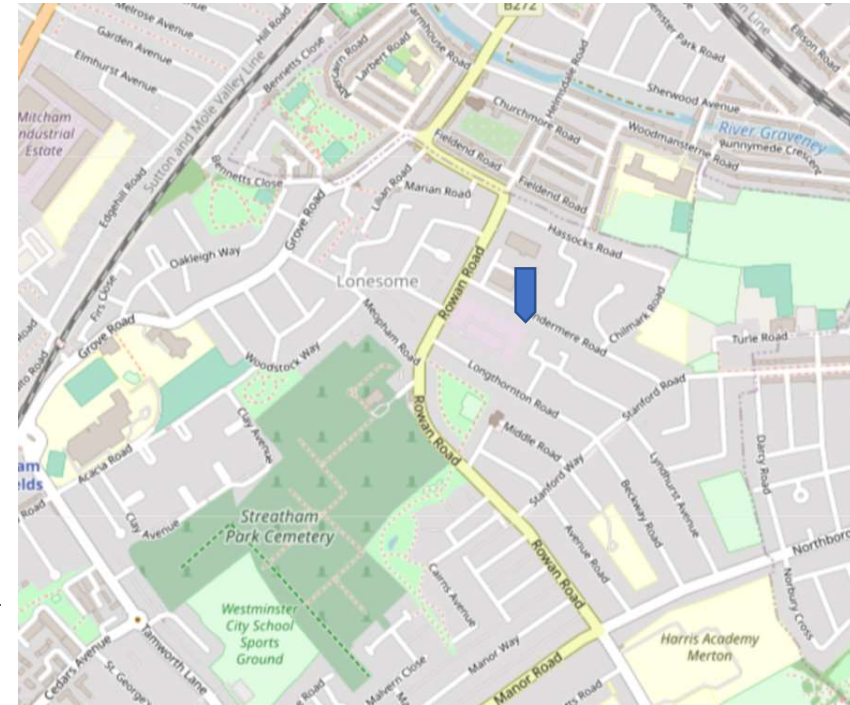
Each party to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of E.

**VIDEO LINK**

<https://youtu.be/O3MIBMwsND8>



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**VIEWINGS – 020 8662 2700**

**Charlie Mckechnie**

t: 07961 809 344

e: [cmckechnie@shw.co.uk](mailto:cmckechnie@shw.co.uk)

**Alex Bond**

t: 07738 890 302

e: [abond@shw.co.uk](mailto:abond@shw.co.uk)



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