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UNIT 7 020 8877 2000

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**TO LET /
MAY SELL**

INDUSTRIAL AND WAREHOUSE – TO BE REFURBISHED
10,230 SQ FT (950.40 SQ M)
Unit 6, Mitcham Industrial Estate, Streatham Road, CR4 2AP

DESCRIPTION

The property comprises a mid-terrace industrial unit located on the established Mitcham Industrial Estate. The unit benefits from ground floor warehouse space, first floor offices and 17 allocated car parking spaces.

The unit is to be fully refurbished, including a new roof, electric roller shutter door and staffroom. Works are estimated to complete Aug-24.

LOCATION

Unit 6 is located in Mitcham Industrial Estate, approximately 7.5 miles south of Central London and 4.5 miles north of Croydon.

Mitcham Junction train and tram Station is 1.9 miles away, linking the unit to London Victoria and Central Croydon.

The unit provides access to the A23 and links directly to Junction 7 of the M25 and J8 of the M23 Motorways. The location enables good access to both London and the national motorway network of the South East.

ACCOMMODATION (APPROXIMATE GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - Warehouse	8,800	817.55
First Floor - Office	1,430	132.85
TOTAL	10,230	950.40

AMENITIES / OPPORTUNITY

- To be fully refurbished
- Brand new roof
- Electric roller shutter loading door
- Eaves height of 6m
- 3-phase electricity
- W/C
- 17 allocated car parking spaces

RENT / PRICE

On application.

RATES

The rateable value is £86,000 (2023).

VAT

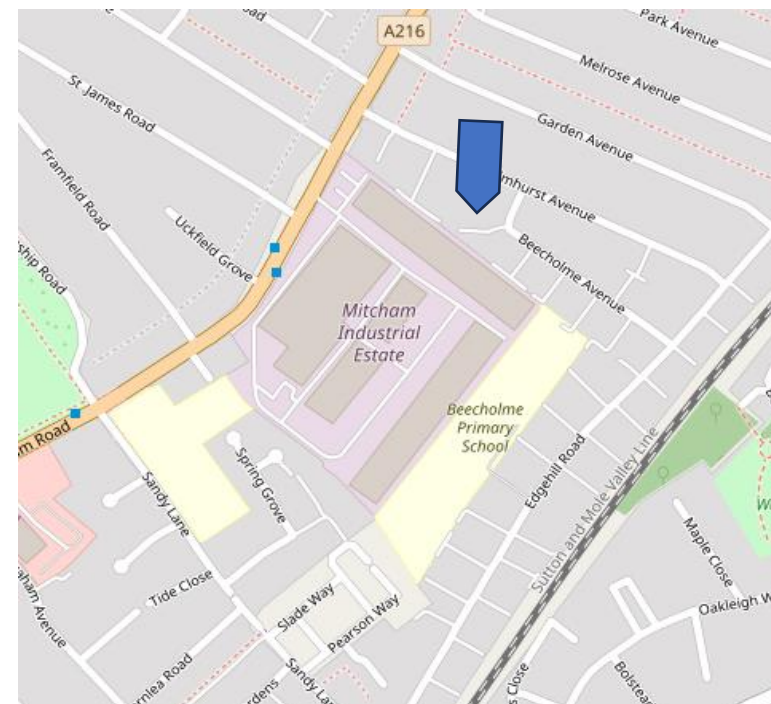
VAT will be charged on the quoting terms.

LEGAL COSTS

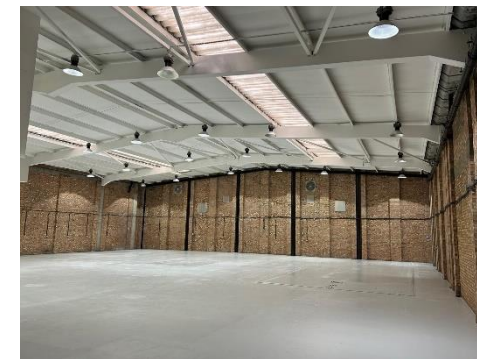
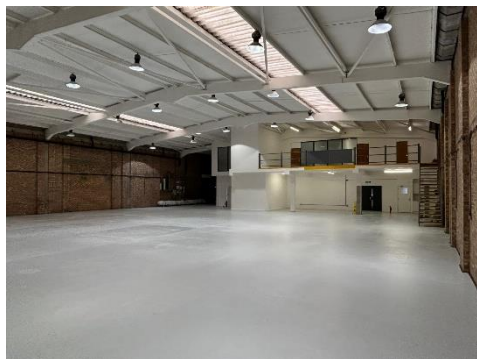
Each party to be responsible for their own legal costs.

EPC

An EPC will be available post refurbishment.



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Indicative images of similar refurbishment carried out by the owner on the estate.

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