The red line is for indicative purposes only

FOR SALE TO LET

POWEL AVailable

INDUSTRIAL / WAREHOUSE – 10,548 SQ FT (979.91 SQ M) / 1.4 ACRES (0.57 HECTARES) Former Jewsons Builders Merchants, Goat Road, Mitcham, Surrey, CR4 4HU Alternative Uses Considered such as EV Charging, Open Storage, Leisure STP

MAKING

WORK

PROPERTY

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For Sale/To Let Alternative Uses Considered

DESCRIPTION

The former Jewsons builders' merchant is a portal frame building on a low site coverage of just 19%. The property would suit refurbishment, redevelopment or use as is and could be tailored to a variety of different alternatives, subject to planning.

The property forms part of the entrance to a 15 acre industrial development site currently in planning and being developed by GLi. See http://www.gli.london for more information.

LOCATION

The premises are situated on the Willow Lane Industrial Estate, which is approximately 1 mile south of Mitcham Two Centre. The Estate is accessed via the A237 Carshalton Road. Mitcham Junction is just a 10 minutes walk, and provides mainline rail services to London Victoria as well as Tramlink services to Wimbledon and Croydon.

ACCOMMODATION

Unit	10,548 sq ft	979.91 sq m
Boundary Area	1.4 acres	0.57 hectares

VIRTUAL TOUR

For a virtual tour of the property please click below: Jewsons, 28-30 Goat Road, Mitcham, CR4 4HU (youtube.com)

BENEFITS

- Available freehold or leasehold
- Low site cover
- Main entrance to a new industrial / logistics development .
- Close to tram, train and bus .
- Suit a number of alternative uses subject to planning .
- Up to 2 MVA of power available
- Entrance to new Mitcham Industrial Park with PC due 2026

RENT

On application.

PRICE

On application.

RATES

Rateable value of £134,000 (2023).

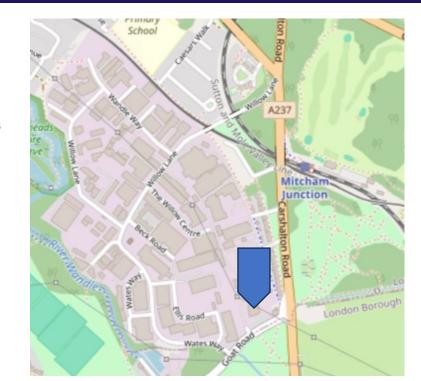
VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC The property has an EPC rating of C.



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