

**Up to 2MVA  
Power Available**

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**FOR SALE  
TO LET**

**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



**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 \(youtube.com\)](https://www.youtube.com/watch?v=...)

**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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