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

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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).

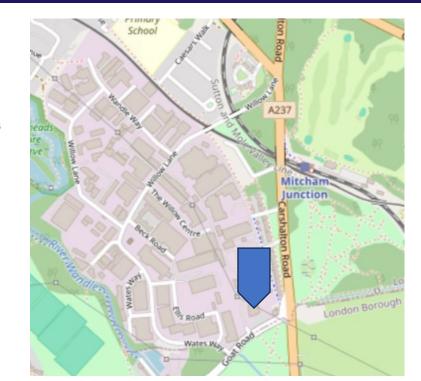
#### VAT

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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# **VIEWINGS - 020 8662 2700** Alex Gale t: 020 8662 2704 **Charlie Mckechnie** t: 020 8662 2737 **CBRE**

t: 020 7182 2000

e: agale@shw.co.uk e: cmckechnie@shw.co.uk

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