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TO LET

INDUSTRIAL AND WAREHOUSE – 5,503 SQ FT (511.25 SQ M)

Unit 33 Wates Way Industrial Estate, Wates Way, Mitcham, CR4 4HR

DESCRIPTION

The premises comprises a mid terrace unit of concrete portal frame construction with brick elevations.

Internally, the premises comprises a ground floor warehouse unit with purpose built first floor offices.

LOCATION

The premises is located on Wates Way Industrial Estate on the established Willow Lane Industrial Estate, approximately 9 miles south of Central London and 4 miles north of Croydon. The A217 is approximately 1.5 miles to the West, providing swift access to the M25 (J8) and the M23.

Mitcham Junction Railway Station is 0.5 miles from the property, providing regular National Rail services to Central London (Victoria - 23 minutes), Sutton and Epsom. Tram services are also available to Wimbledon and Croydon.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	4,730	439.43
First Floor Office	773	71.82
TOTAL	5,503	511.25

Approximate gross internal areas.



Photos are indicative of a previous refurbishment of Unit 35

AMENITIES

- To be fully refurbished
- Secure yard to the rear
- General estate parking
- Roller shutter loading door
- Eaves height of 5.4m
- WC facilities
- Three-phase electricity
- Ready for occupation in July 2024

RENT

£90,000 per annum.

RATES

Rateable Value - £57,000 (2023).

VAT

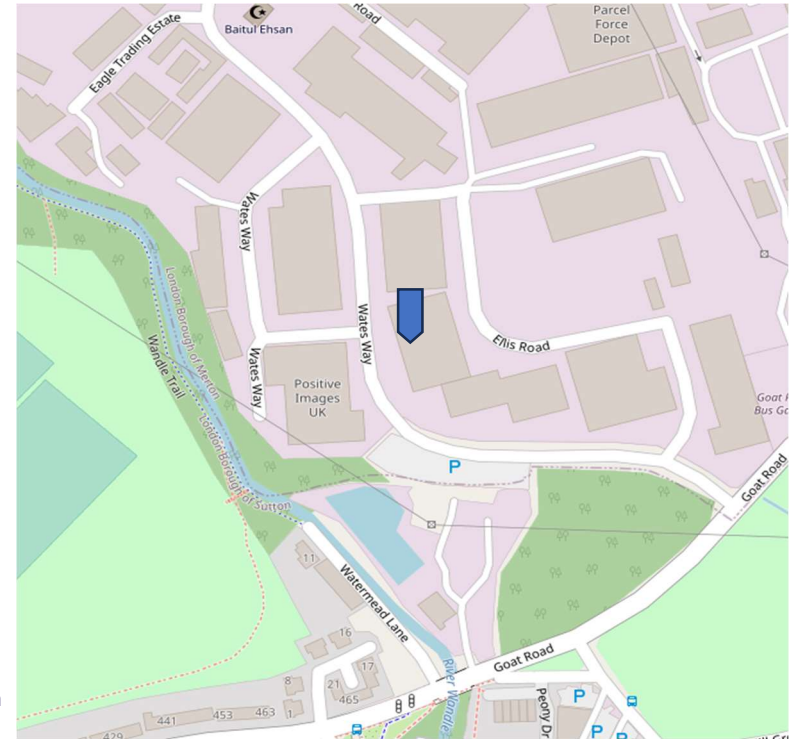
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E. Works are being undertaken to achieve a minimum C-rating.



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