

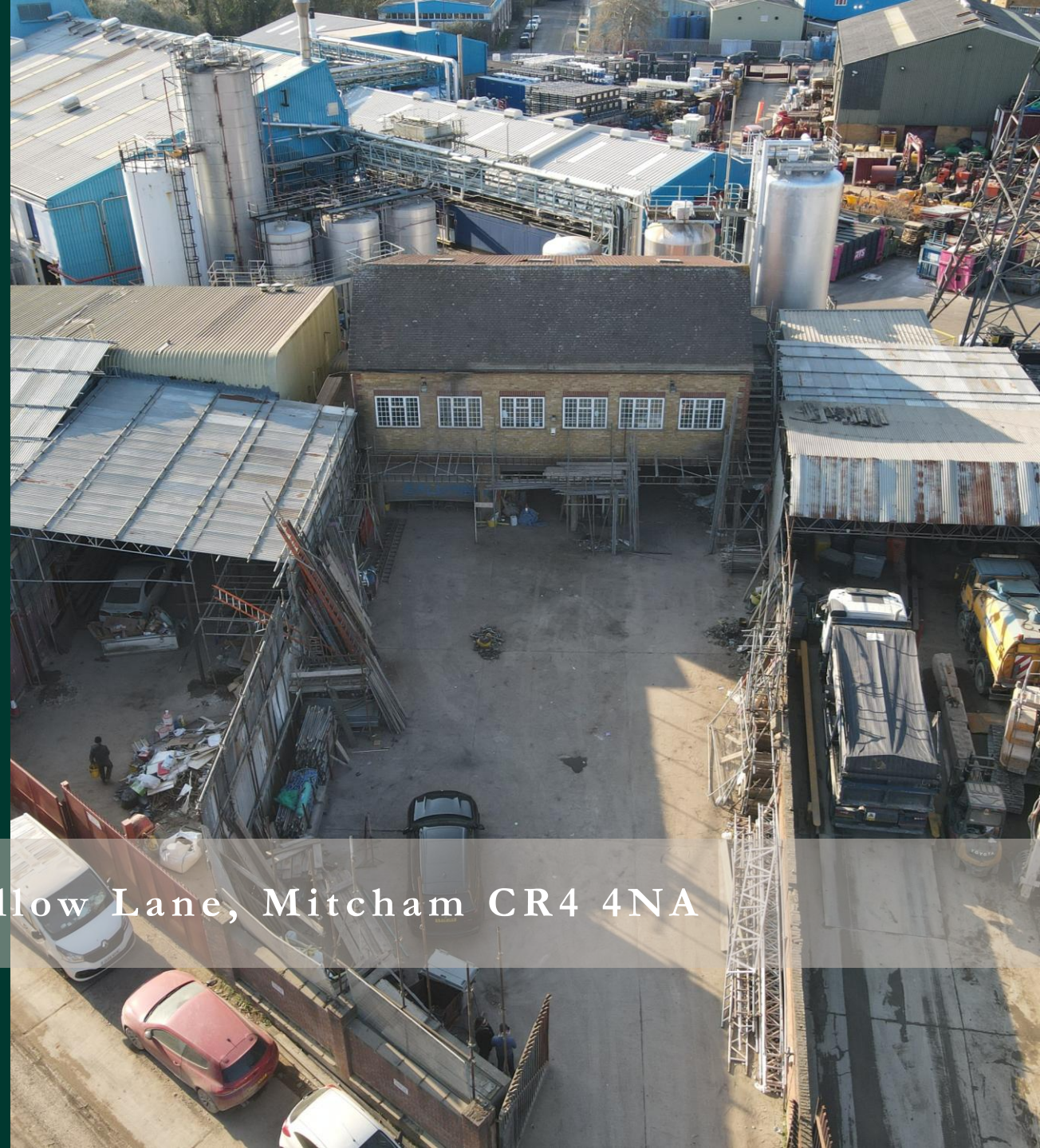


HOSKING  
FRANCIS

# Industrial Unit To Let in Mitcham

Unit 6, Abbey Industrial Estate, 24 Willow Lane, Mitcham CR4 4NA

March 2025



# Industrial Unit To Let in Mitcham



HOSKING  
FRANCIS

Unit 6, Abbey Industrial Estate, 24 Willow Lane, Mitcham,  
CR4 4NA

- Secure open yard with office accommodation in Mitcham
- 4,370 sqft yard space with concrete hardstanding
- 2-storey building providing 2,023 sqft of warehouse space and 2,350 sqft of office accommodation
- 0.5 miles from Mitcham Junction railway station and access to A24 direct route into Central London
- Accessed via secure double gates, suitable for HGV access
- 24-hour unrestricted access
- Toilet and shower facilities
- Available immediately on flexible terms
- Asking rent of £48,000 per annum

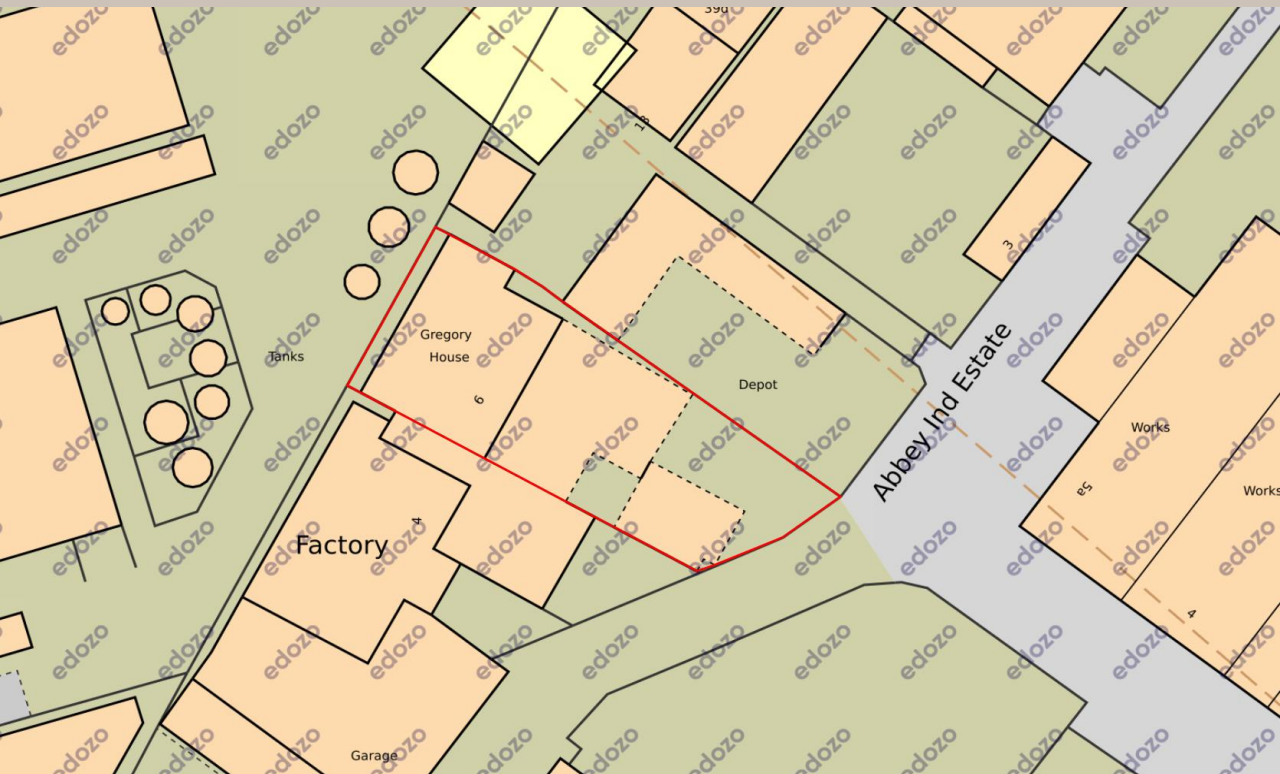


020 8159 0500

[www.hoskingfrancis.com](http://www.hoskingfrancis.com)  
[info@hoskingfrancis.com](mailto:info@hoskingfrancis.com)

# Industrial Unit To Let in Mitcham

Unit 6, Abbey Industrial Estate, 24 Willow Lane, Mitcham, CR4 4NA



## Description

Suitable for a variety of occupiers, this site provides a secure open yard of circa. 4,500 sqft with an additional circa. 2,023 sqft of covered internal storage (3m ceiling height) and circa. 2,350 sqft of office accommodation.

Located on the Abbey Industrial Estate on Willow Lane, the site has uninhibited 24-hour use and is accessed via large double gates, allowing easy access for HGV's. The two separate offices (ground floor and first floor) include toilet and shower facilities, and the first floor could be reconfigured for multiples uses.

## Location

The Abbey Industrial Estate off Willow Lane is located 1 mile south of Mitcham town centre. There are numerous amenities in the immediate vicinity and Mitcham Junction railway station is less than half a mile walk from the subject property.

Mitcham Junction railway station provides frequent services into London Victoria in 26 minutes, and Clapham Junction in 16 minutes.

## Accommodation

Accommodation	Sqft	M <sup>2</sup>
Yard	4,370	406
Warehouse	2,023	188
Ground Floor Office	327	30
First Floor Office	2,023	188

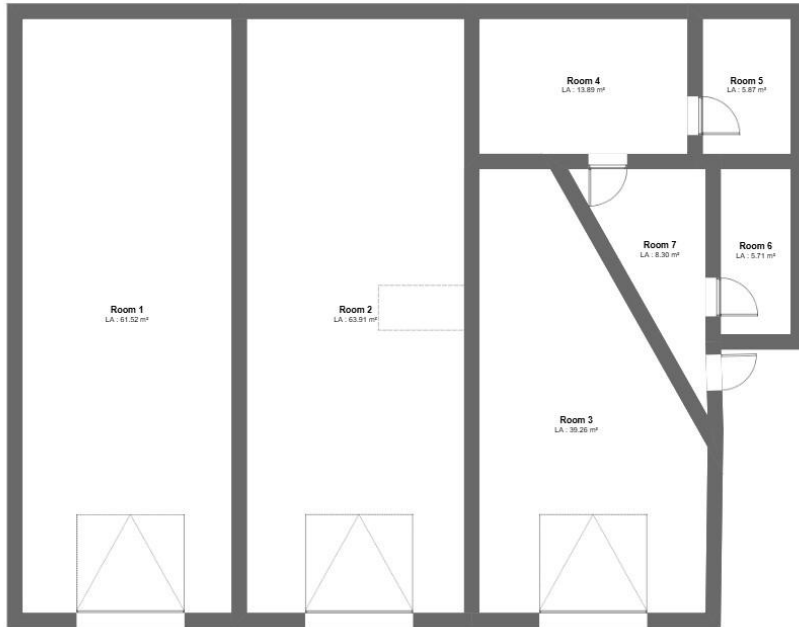
020 8159 0500

[www.hoskingfrancis.com](http://www.hoskingfrancis.com)  
[info@hoskingfrancis.com](mailto:info@hoskingfrancis.com)



# Industrial Unit To Let in Mitcham

Unit 6, Abbey Industrial Estate, 24 Willow Lane, Mitcham, CR4 4NA



Ground Floor



First Floor

020 8159 0500

[www.hoskingfrancis.com](http://www.hoskingfrancis.com)  
[info@hoskingfrancis.com](mailto:info@hoskingfrancis.com)



# Industrial Unit To Let in Mitcham



HOSKING  
FRANCIS

Unit 6, Abbey Industrial Estate, 24 Willow Lane, Mitcham,  
CR4 4NA

## Use

Use of this site is **flexible**, within the existing planning consent.

## Lease Terms

A new FRI lease is available on flexible terms. **Asking rent of £48,000 per annum.**

## VAT

We understand that VAT is not applicable.

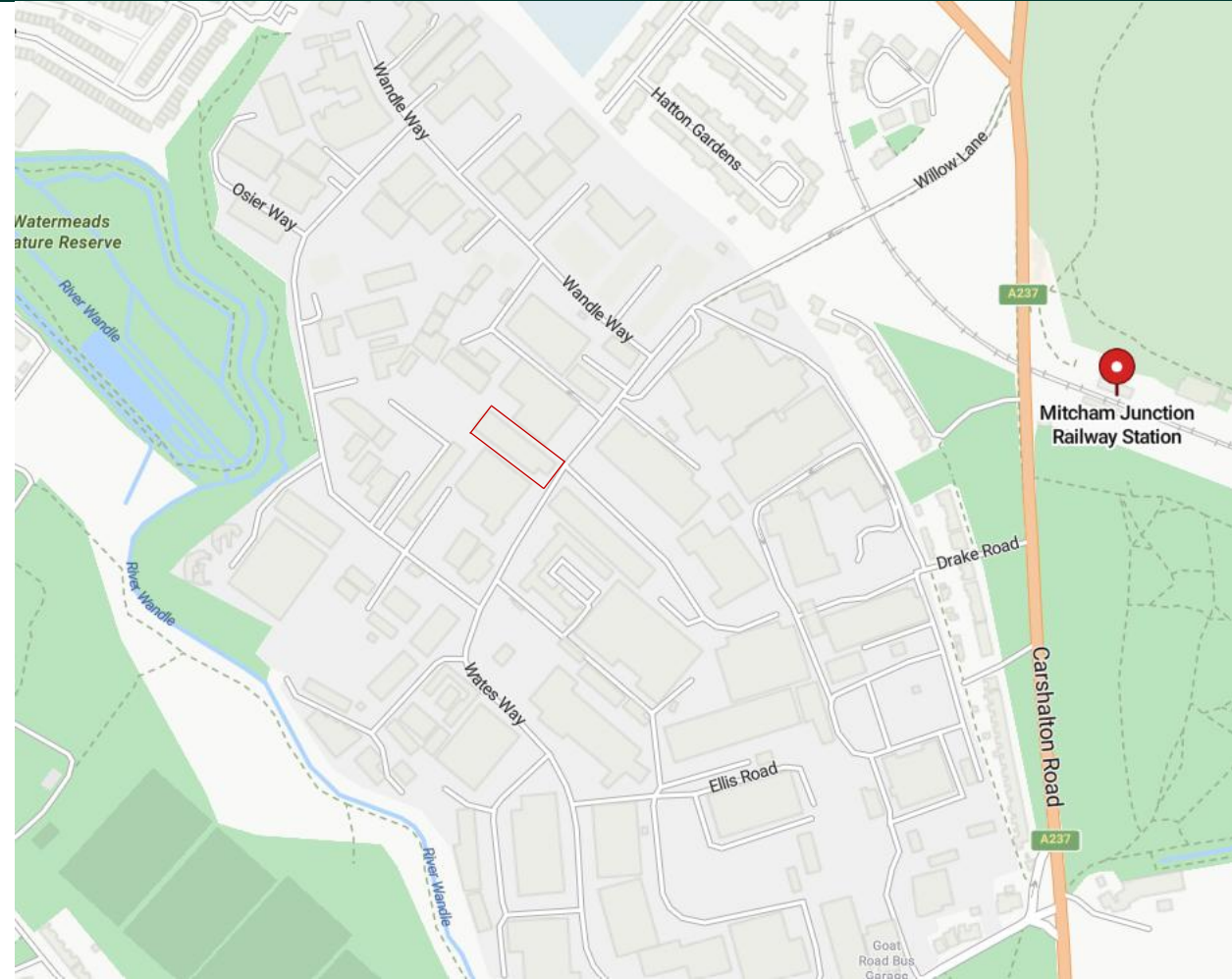
## Viewings

Please contact us on **020 8159 0500** or email us at [info@hoskingfrancis.com](mailto:info@hoskingfrancis.com) for further information or to arrange a viewing which are by **appointment only**.

## Rateable Value

The rateable value assigned to the premises by the VOA from 1 April 2023 is **£43,250**, and we understand rates payable to be **£23,614.50** or **£21,581.75** for a small business.

We recommend that interested parties may undertake their own due diligence on this matter.



Misrepresentation Act: These particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, however this cannot be guaranteed. They do not form part of any offer or other contract. The owner of this property does not make or give, representation or warranties in relation to this property. Hosking Francis and its employees do not accept any responsibility for information supplied to them by the owner or any third party. Any intending purchaser or lessee must satisfy itself by inspection or otherwise as to the correctness of the particulars. All measurements are approximate. The plans in these particulars are published for convenience of the identification only, and although believed to be correct, their accuracy is not guaranteed and do not form part of any contract.

**020 8159 0500**

[www.hoskingfrancis.com](http://www.hoskingfrancis.com)  
[info@hoskingfrancis.com](mailto:info@hoskingfrancis.com)



HOSKING  
FRANCIS

LAND | DEVELOPMENT | COMMERCIAL