

The logo for SHW, consisting of the letters 'SHW' in white on an orange background.

MAKING
PROPERTY
WORK

SHW.CO.UK



38

36

TO LET

INDUSTRIAL AND WAREHOUSE – 7,921 SQ FT (735.86 SQ M)

Unit 38 Wates Way Industrial Estate, Wates Way, Mitcham, Surrey, CR4 4HR

DESCRIPTION

The premises comprise an mid-terrace unit of brickwork construction under a flat roof.

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

The unit has been fully refurbished.

LOCATION

The premises is located on Wates Way on the established Willow Lane Industrial Estate. 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 approximately 0.6 miles from the property providing regular National Rail services to Central London (Victoria - 23 minutes), Sutton (10 minutes) and Epsom (20 minutes). Mitcham Junction Tram stop - also a short distance away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	6,353	590.19
First Floor Office	1,568	145.67
TOTAL	7,921	735.86

AMENITIES

- Roller-shutter loading door
- Good natural light
- Three phase electricity
- On-site car parking spaces
- Male and female WCs
- Fully refurbished
- Air conditioning
- Parking

RENT

£100,000 pa.

RATES

Current rateable value (1 April 2026 to present) £118,000.

VAT

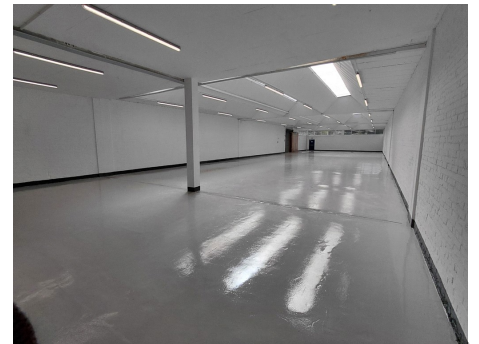
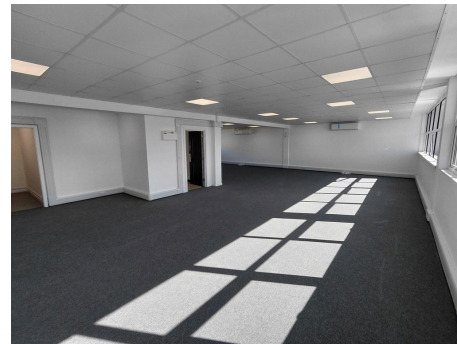
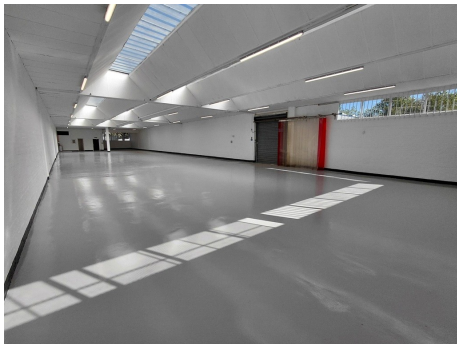
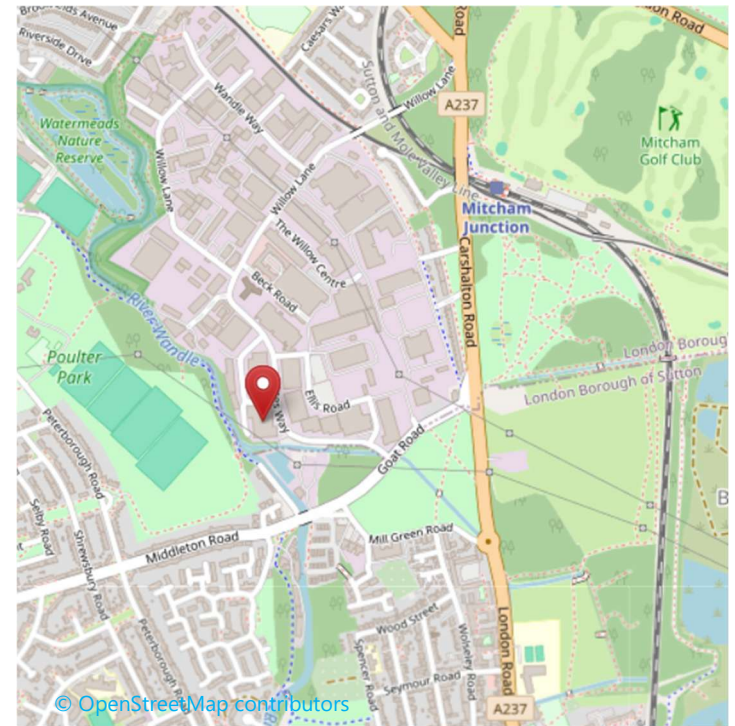
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

EPC = D



VIEWINGS – 020 8662 2700

Tom Reed t: 07867 232 653
 Alex Gale t: 07768 500 304
 Knight Frank t: 020 7629 8171

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



**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan-estration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316