



WORKSHOP / STORAGE UNIT - TO LET

- 2,400 Sq Ft (222.96 Sq M)
- £18,000 per annum exclusive

Unit 1b, Danbury Mews, Wallington, Surrey SM6 0BY

Key Features

- 3 phase power
- Fluorescent strip lighting
- Maximum eaves height 4.33m
- Minimum eaves height 3.04m
- Ladies/gents WC facilities



Description

The single-storey workshop is of traditional construction, beneath a pitched corrugated roof.

Location

The premises are located off Manor Road (A237) and close to the junction with Croydon Road (A232), situated amongst National, regional and local retailers.

Wallington Town Centre is within close proximity, providing retail and leisure amenities.

Wallington mainline BR Station provides fast and regular services to both London Victoria (35 minutes) and London Bridge (32 minutes). The A23 Purley Way lies 1.5 miles to the east of the property and gives direct access to the M25 Motorway.

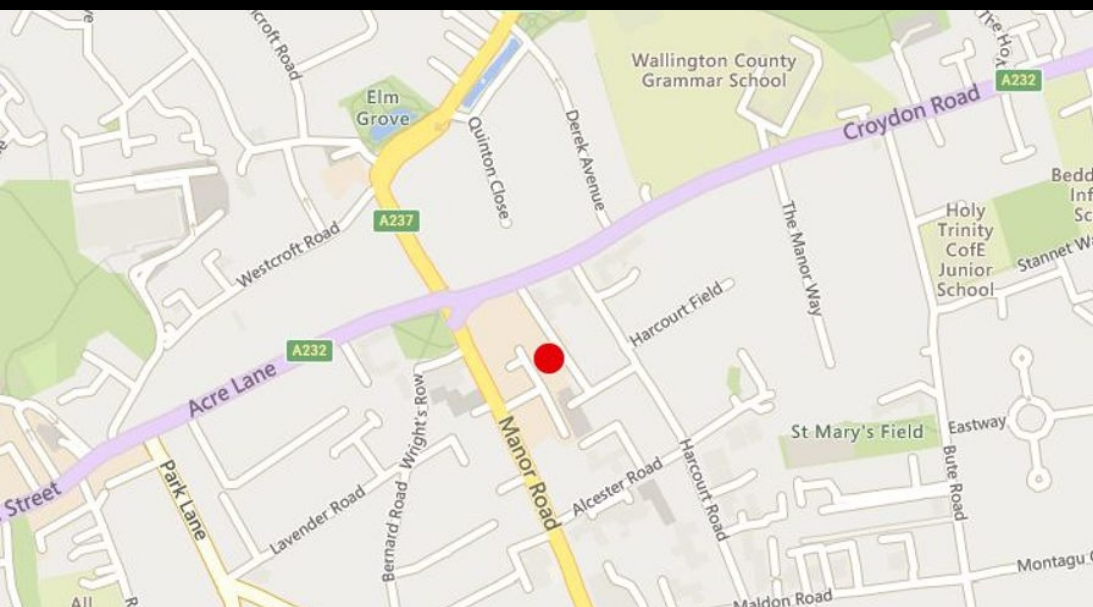
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	2,400	222.96
Total Gross Internal Floor Area	2,400 Sq Ft	222.96 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are available on a new Lease for a term to be agreed.

Rent

£18,000 per annum exclusive

Rates

According to the Government website the property has a 2023 Rateable Value of £16,000. Therefore, the rates payable for the current financial year for 2025-2026 are £7,984. NB: The rates actually payable may be subject to transitional relief.

VAT

The premises have not been elected for VAT.

EPC

An EPC has been applied for and will be available shortly.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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