



**TO LET**

**MAKING  
PROPERTY  
WORK**

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**INDUSTRIAL / WAREHOUSE – 29,884 SQ FT (2,776.29 SQ M)**  
Unit 49, Wates Way, Willow Lane Industrial Estate, Mitcham, Surrey, CR4 4HR

**SHW**



## Rent – On application

### DESCRIPTION

The premises comprises a detached unit of concrete portal construction and brick elevations.

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

### 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).

### ACCOMMODATION

Approximate gross internal areas:

	SQ FT	SQ M
Ground Floor Warehouse	26,776	2,487.55
Ground Floor Offices	1,554	144.37
First Floor Office	1,554	144.37
<b>TOTAL</b>	<b>29,884</b>	<b>2,776.29</b>

### AMENITIES

- Internal eaves height of 6m
- Carpeted offices
- Perimeter trunking
- Kitchen
- WC's to ground and first floors
- To be refurbished

### RENT

On application.

### RATES

Rateable Value: £161,000 - (2017).

### TERMS

This property is available to let on a new lease for a term to be agreed.

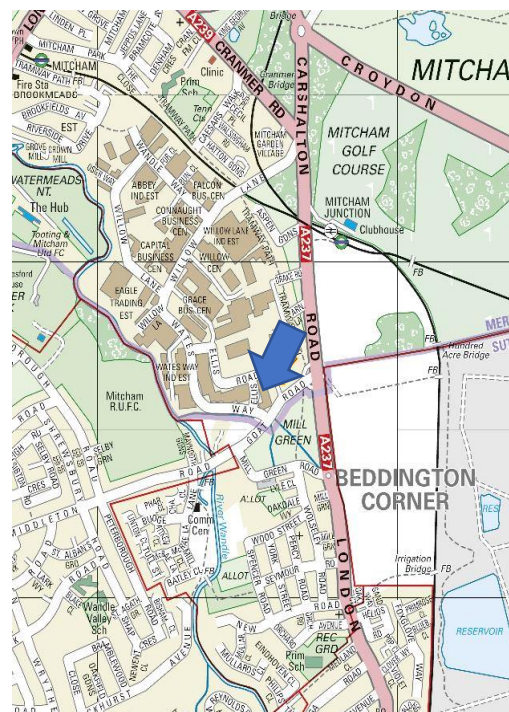
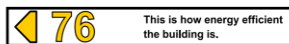
### VAT

VAT will be charged on the quoting terms.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC



### VIEWINGS – 020 8662 2700

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