

# Unit 12, Vale Industrial Park, 170 Rowan Road, London, Greater London, SW16 5BN



Rent: £43,000 per annum

Incentive: 25% rent discount for the first year (STC)

2051 sq ft

020 8252 8000 Dockmasters House, 1 Hertsmere Road, London

**Petchey**  
HOLDINGS

## Key Features

- Electric Roller Shutter Door
- Three Phase Power
- Office Accommodation
- Parking
- High eaves height

## Property Description

The building forms part of the Vale Industrial Park that was built in 2008. The property provides a modern, end of terrace industrial warehouse property. The units are all of a steel frame construction with profile clad elevations.



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## Location

Vale Industrial Park is situated on Rowan Road (B272) which connects with the A23 to the north and the A236 Croydon Road to the south.

The site is located within the London Borough of Merton, approximately 6 km (4 miles) north of Croydon. The property is well located for access to Croydon, central London and the M25. Mitcham Eastfields Station and Streatham Common railway station are both approximately 1 km from the property.

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