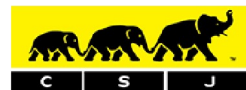




**UNIT 4A, ABBEY INDUSTRIAL ESTATE  
WILLOW LANE, MITCHAM, CR4 4NA**

***£30,000 Per Annum***



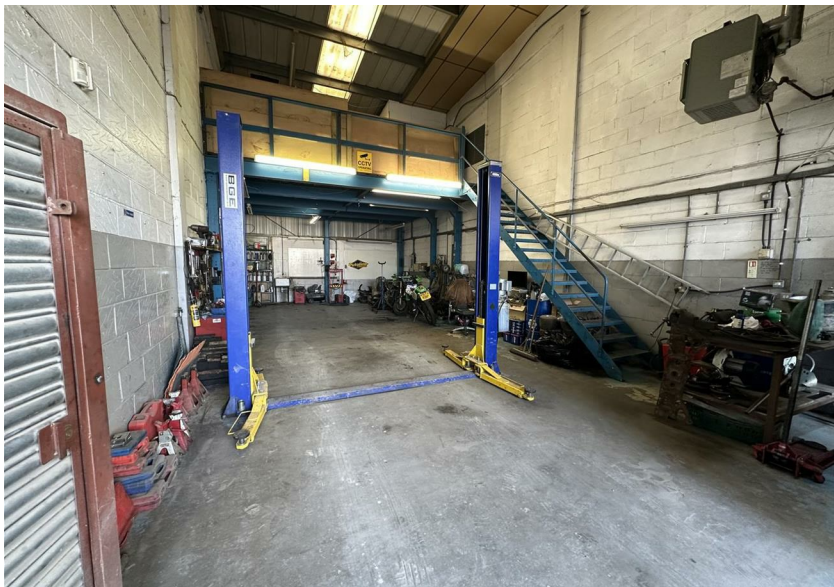
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



### Description

!! LET !! Warehouse unit situated within a prime industrial estate in the London Borough of Merton.

The property has a secure gated entrance into the yard / parking area which leads straight into the ground floor space with stairs to a mezzanine level providing further storage area, Kitchen and W/C

### Location

Situated on the Abbey Industrial Estate approximately 1 mile south of Mitcham.

Willow Lane benefits from convenient access to Carshalton Road (A237) providing good links southwards to Croydon and northward towards Central London.

The Mitcham Junction rail and Tramlink station less than a quarter of a mile away providing regular services to London Victoria in journey time of 18 minutes.

### Accommodation

Approx. 113 sqm / 1,214 sq ft internal space over two floors

Yard/ parking for around 6 vehicles.

Ground Floor Workshop approx. 75.6sqm / 814sq ft

Mezzanine Level approx. 37.2sq m / 400sq ft

WC and Kitchenette at mezzanine level

### Terms

Available on a new lease with flexible terms subject to agreement

Rent : £30,000p/a

### Rates

Interested parties are advised to make their own enquiries with the local rating authority.

### Viewings

Strictly by appointment only

Contact Sole Agents - CSJ Property on 020 8296 1273

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.