



**UNIT 31, 170 ROWAN ROAD, STREATHAM,  
LONDON, SW16 5BN**

***£34,000 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**

Industrial unit available on a lease assignment. Premium Offers Invited.

The current tenants are looking to sell on their remaining 10-year lease to include all fixtures and fittings as listed below.

- o Walk in Chiller
- o 1 large standing upright Commercial Chiller
- o 3 door chest Chiller
- o Industrial Blender
- o 1 upright Large Commercial Freezer
- o Large 4ft Chest Freezer
- o Standard staff standing fridge freezer
- o Vacuum pack sealer
- o Blast Chiller
- o 4 - 4/5foot stainless steel work tables
- o Commercial electric Oven
- o 6 burner commercial cooker with oven
- o 2 basket fryer standing
- o Large Brat Pan
- o Jospser smoker
- o A range of utensils

Please be advised no items have been checked by CSJ and should be checked by interested parties before making any decision

**Location**

Vale Industrial Estate is situated on the eastern side of Rowan Road (B272) which connects with the A23 to the north which links Central London to the M25 (Junction 7) and the A236 Croydon Road to the south.

The site is located within the London Borough of Merton approximately 5km (3 miles) north of Croydon.

The scheme is ideally located for access to Croydon, Central London and the M25. Streatham Common railway station lies within 1km.

**Terms**

Rent : £34,000p/a

Premium Offers Invited

**Viewings**

Strictly by appointment only



**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.

**Christopher St James**  
 61 High Street  
 Colliers Wood  
 London  
 SW19 2JF



**CHRISTOPHER ST. JAMES**  
 Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**www.csj.eu.com**  
**info@csj.eu.com**