



REAR OF, 20 GREEN WRYTHE LANE,  
CARSHALTON, SURREY, SM5 2DW

***£8,400 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

**!! Under Offer !!** Single storey brick built storage unit with flat roof, the property has an electricity supply and roller shutter for access  
No water or Drainage on site

### Location

The unit is situated to the rear of 20 Green Wrythe Lane in Carshalton, within the London Borough of Sutton, positioned in the SM5 postcode area. This urban residential location offers excellent transport connectivity and accessibility.

### Transport

The property benefits from multiple nearby rail stations, including Mitcham Junction (0.9 miles), Hackbridge (1 mile), St Helier (1.2 miles), and Carshalton (1.2 miles), providing convenient rail links across south London. Multiple bus routes serve the area, including routes 80, 151, 164, and S1, connecting residents to Sutton, St Helier Hospital, and surrounding districts.

### Road and Connectivity

Wrythe Lane offers straightforward access to major local thoroughfares, facilitating easy travel across the borough. The nearest London Underground station is Morden, located approximately 1.5 miles away, with additional tube stations like South Wimbledon and Wimbledon available within a short distance.

### Terms

Rent : £8,400p/a

New lease with flexible terms subject to agreement.

### Rates

All interested parties are expected to confirm this with the local rating authority.

### Viewings

Contact sole agents Christopher St James 020 8296 1270



### 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



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