



**UNIT 6, 24 WILLOW LANE, MITCHAM,
LONDON, CR4 4NA**

£450,000 Freehold



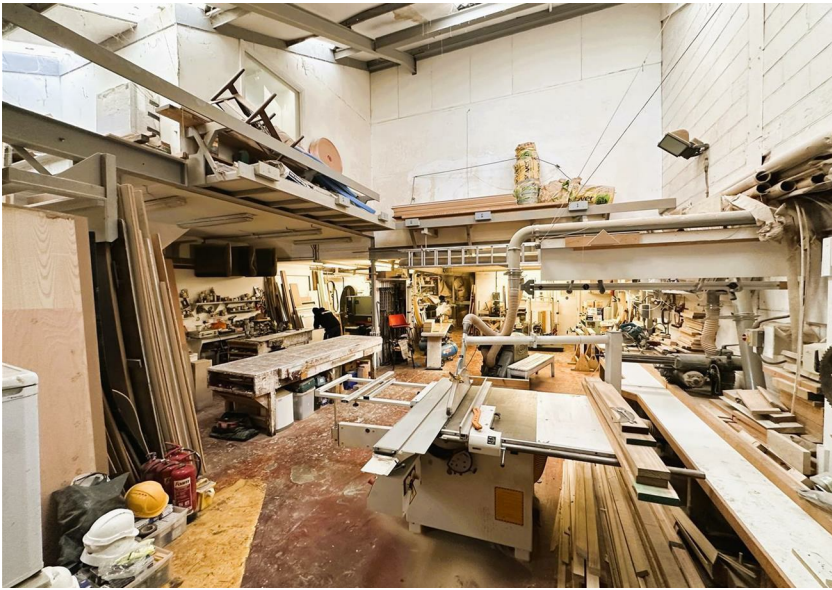
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold E class (Former B1) unit situated on a busy South London Industrial Estate. The property is currently occupied and run as a joinery with all associated equipment including extraction / filter which can be included in any sale subject to negotiation.

Comprises open plan workshop with two storage rooms and W/C to the ground floor with three offices, kitchen area and W/C to the first floor, immediately outside to the front is an area used for parking with a separate parking area for 2 cars around the corner.

The front is designed so that the ground and first floor can be self contained with the left hand door providing access to the office and the roller shutter / pedestrian doors to the right giving entry to the factory

Location

Unit 6, 24 Willow Lane, CR4 is located in Mitcham's Willow Lane Industrial Estate. It's about 0.5 miles from Mitcham Junction station, offering rail and tram connections to central London. The property has good road access, with the A23 and A217 nearby, providing routes to London and the M25 motorway. This location offers excellent connectivity for businesses, balancing proximity to London with access to wider distribution networks.

Terms

Offers are invited for the Freehold interest with vacant possession
Guide Price £450,000

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.

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