



**12 WANDLE WAY, WILLOW LANE TRADING  
ESTATE, MITCHAM, LONDON, CR4 4NB**

***£50,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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### Description

First floor offices extending to approximately 2,600 sq ft, the space can be re configured to suit individual requirements and the landlord is happy to consider alternative uses.

Fully air conditioned, off street parking, Staff and customer toilets, kitchen area

### Location

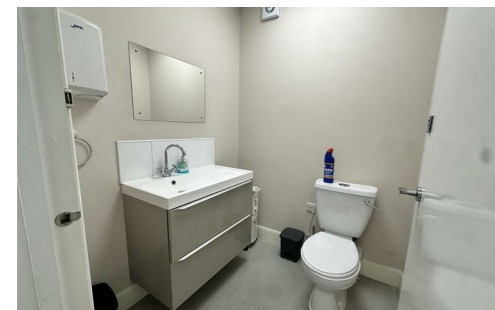
Located in Mitcham's Willow Lane Industrial Estate. It's about 0.5 miles from Mitcham Junction station, offering rail and tram connections to central London. The property has good road access, with the A23 and A217 nearby, providing routes to London and the M25 motorway. This location offers excellent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

### Terms

Guide rent: £50,000 pa

### Viewings

Contact sole agents Christopher St James 020 8545 0591



### THE SMALL PRINT

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- 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.
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