



**UNIT 1, 10 WANDLE WAY, MITCHAM,
LONDON, CR4 4NB**

£41,000 Per Annum



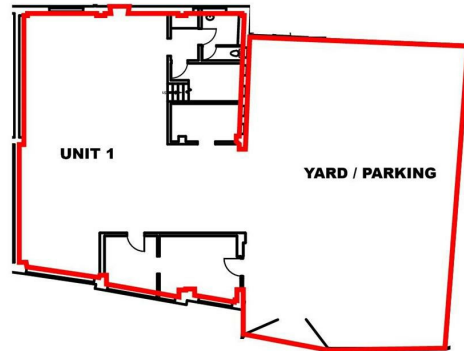
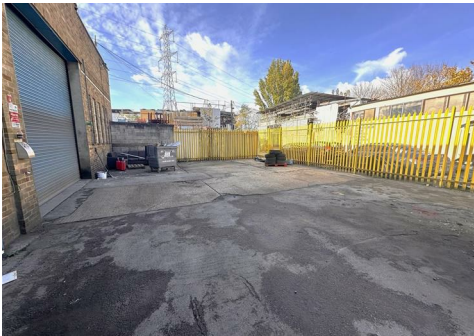
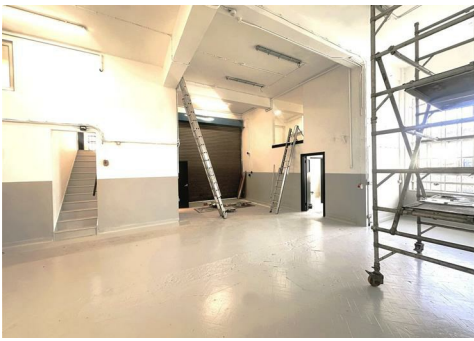
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

Vacant industrial unit recently refurbished by the landlord, available for immediate occupation. Previously utilised as an MOT and car repair garage.

The 1,900 sq ft unit features dual access points: a reception/pedestrian entrance and a full-height (15 ft) vehicular entrance, both secured with roller shutters. Internally, the unit includes office/storage space, a kitchenette, and W/C. It benefits from three-phase electricity, air lines, external CCTV and fire alarm. The landlord is open to discussing internal reconfiguration to suit tenant requirements.

Externally, there is a hardstanding yard/parking area of approximately 1,550 sq ft with a palisade fence boundary, providing secure space for vehicle parking or storage.

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.

Terms

Available now £41,000 pa + VAT including rates, utilities & building insurance (not contents)

- Initial up to 4 years
- Internal repairing
- Outside landlord tenant act 1954
- Mutual break clause negotiable after first 12 months (providing 6 months notice)
- Minimum deposit considered will be 2 months rent (excluding vat)

- Service Charge £450 pcm + vat

Viewing

Contact sole agents
Christopher St James 020 8545 0591

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



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