

UNIT 4, CARTWRIGHT HOUSE WANDLE WAY, MITCHAM, SURREY, CR4 4NB

£35,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description
B8 unit situated on the busy Willow Lane Industrial Estate.

The property comprises an open-plan workshop with WC facilities on the ground floor, together with an open-plan mezzanine level. An area of parking is located immediately to the front of the unit.

The unit benefits from a roller shutter door and has a maximum internal ceiling height of approximately 5m.

Accommodation:
Ground Floor: 1,604 sq ft
Mezzanine: 765 sq ft

Total Gross Internal Floor Area: 2,369 sq ft

Location
The property is situated on Wandle Way within the Willow Lane Industrial Estate, approximately 1 mile south of Mitcham town centre.

Wandle Way benefits from convenient access to Carshalton Road (A237), providing good road connections southwards towards Croydon and northwards towards Central London, with wider access to the A3, A23, A25 and M25.

Mitcham Junction Railway and Tramlink Station is within approximately 1 mile of the property, providing regular rail services to London Victoria, together with Tramlink services offering connections across South London.

Terms
Available on a new lease with flexible terms subject to agreement

Rent: £35,000p/a

Rates
Interested parties are advised to make their own enquiries with the local rating authority.

Viewings
Strictly by appointment only
Contact Sole Agents - Christopher St James on 020 8296 1273

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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