

## **TO LET**

**Unit 10, The Willows Centre, Willow Lane, Mitcham, CR4 4NX**

### **Recently Refurbished Industrial Unit**

- **Mid-terrace industrial unit**
- **Newly refurbished**
- **Full height roller shutter door**
- **Allocated car parking**

#### Viewing/Further Information

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## Location

The Willow Centre is situated on the Willow Lane 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, provides regular services to London Victoria in journey time of 18 minutes.

## Description

The subject property comprises a mid-terrace warehouse situated on The Willows Business Centre Estate. Allocated parking is available to the front.

The building is of brickwork construction and has an eaves height of approximately 6m. The unit benefits from allocated parking, warehouse heaters, and first floor office accommodation with ancillary areas below. The unit has recently undergone significant refurbishment works.

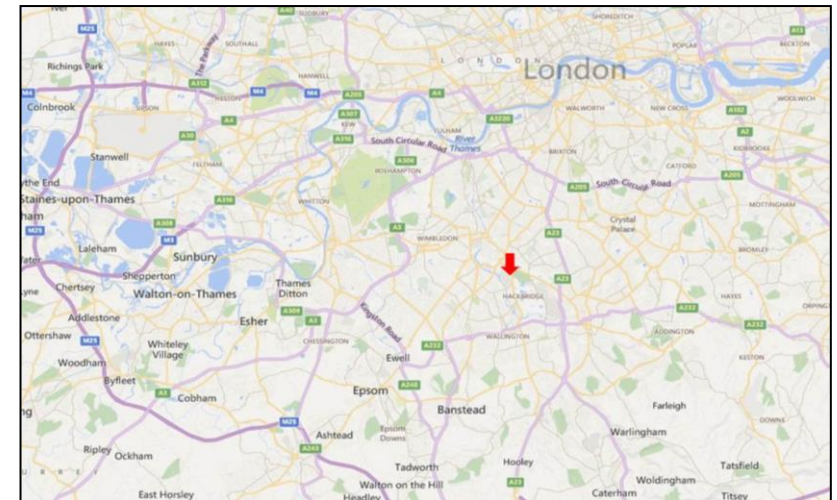
## Floor Areas

DESCRIPTION	SQ FT	SQ M
Warehouse	3,810	354
Ground Floor Offices	185	17.17
First Floor Offices	798	74.10
Ground Floor Kitchen	234	21.74
<b>TOTAL</b>	<b>5,027</b>	<b>467.01</b>

*(The above floor areas have been measured on a GIA basis)*

## Terms

Offers invited for the leasehold interest on terms to be agreed.



## Price / Rent

On application

## VAT

We are advised that the property is VAT elected

## EPC

F-147

## Legal Costs

Each party to bear their own legal costs incurred during this transaction.

## Services

We have not carried out tests on any of the services or appliances.