

TO LET / FOR SALE



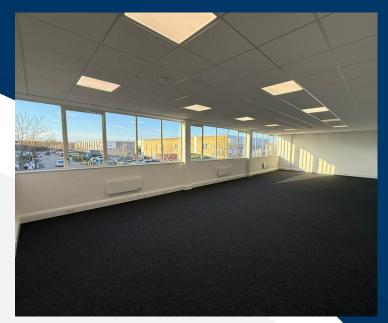
TRADE COUNTER / INDUSTRIAL WAREHOUSE UNIT - 10,230 SQ. FT (950.40 SQ. M)

UNIT 6 MITCHAM INDUSTRIAL ESTATE, STREATHAM ROAD, MITCHAM, SURREY, CR4 2AP

COGENTRE.CO.UK







LOCATION

Unit 6 Mitcham Industrial Estate is approximately 6 miles South of Central London and 3 miles North of Croydon. Mitcham Eastfields and Streatham Common train stations are 0.7 miles and 1.3 miles away respectively, with frequent trains to London Victoria, East Croydon and London Bridge. Tooting underground station is located 1.6 miles to the North.

The unit provides access to the A23 and links directly to Junction 7 of the M25 and J8 of the M23 Motorways. The location enables good access to both London and the national motorway network of the South East.



ACCOMMODATION

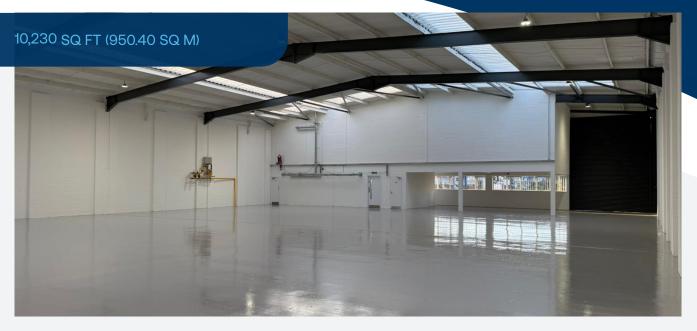
The premises have the following approximate floor areas.

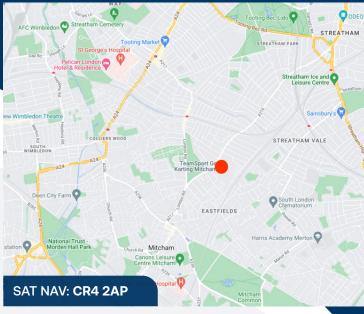
UNIT 6	SQ FT	SQ M
Ground Floor - Warehouse	8,800	817.55
First Floor - Office	1,430	132.85
Total GIA approx	10,230	950.40

DESCRIPTION

The property comprises a fully refurbished mid-terrace trade counter/industrial warehouse unit located on the established Mitcham Industrial Estate. The unit offers warehouse space with kitchen, disabled toilets and warehouse toilets on the ground floor and then offices above on the first floor with additional staff toilets.







LOCAL OCCUPIERS













AMENITIES

- Electric roller shutter door
- Eaves height of 6m
- 3-phase electricity

- x 8 W/C's
- 17 allocated car parking spaces

EPC BUSINESS RATES

B36 The rateable value is £86,000 (2023).

VAT

VAT will be charged on the quoting terms.

TERMS

A new Full Repairing and Insuring lease is available on terms to be agreed, alternatively the Long Leasehold interest (999 yrs) can be purchased for £4.50m.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FOR FURTHER DETAILS PLEASE CONTACT:



Gerry Connolly 0203 369 4000 07557 114 583 gc@cogentre.co.uk

Will Norman 0203 369 4000 07796 774 436 wn@cogentre.co.uk



Alex Gale BSc (Hons) MRICS 0208 662 2704 07768 500 304 agale@shw.co.uk

Charlie McKechnie BSc (Hons) MRICS 0208 662 2737 07961 809 344 cmckechnie@shw.co.uk

Misrepresentation Act. All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. April 2024.