

UNIT 20 & 21

MITCHAM INDUSTRIAL ESTATE



**PRIME INDUSTRIAL / WAREHOUSE UNITS
TO LET**
21,906 - 50,732 SQ FT
AVAILABLE U20 - Q1 2024 & U21 - Q3 2024

LOCAL OCCUPIERS

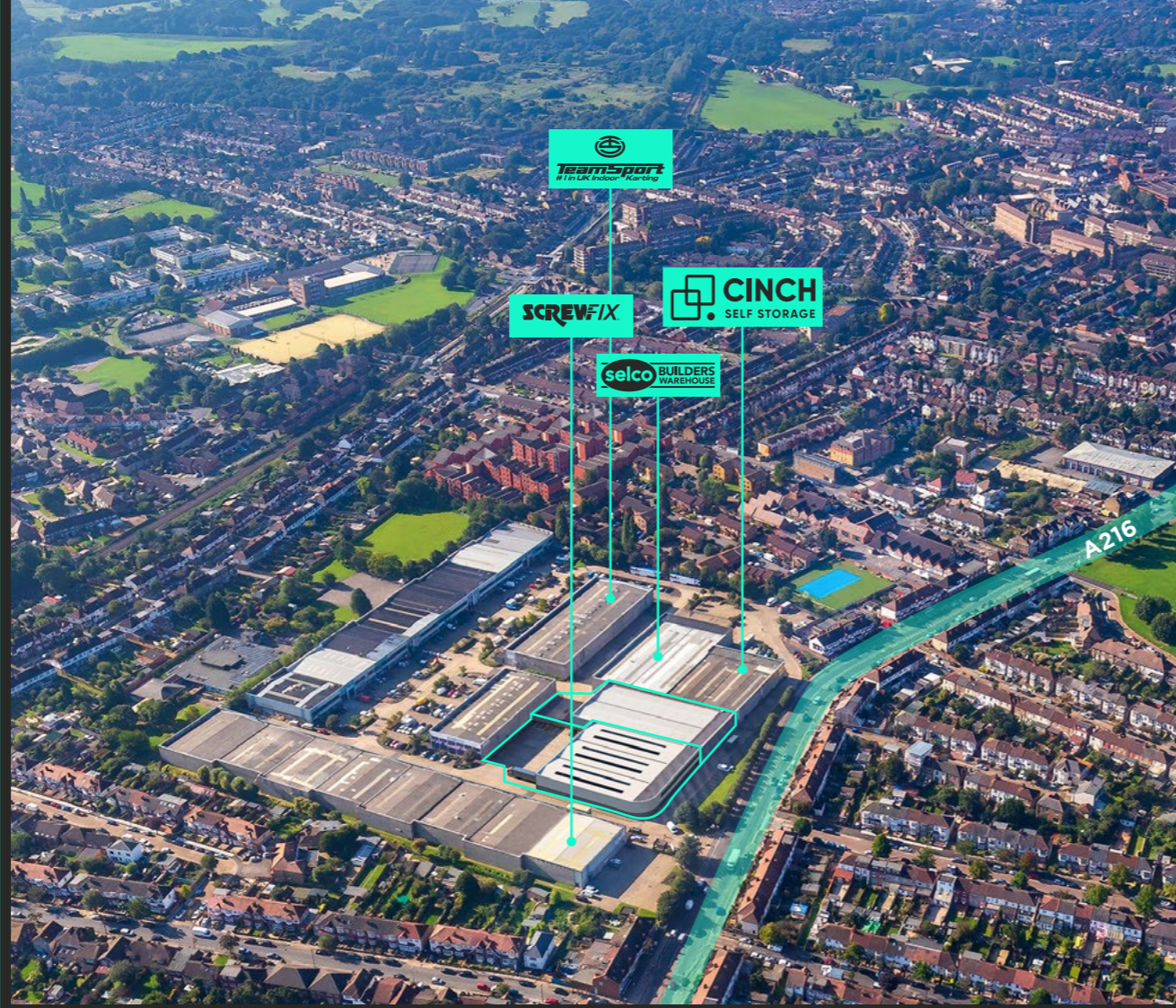
SCREWFIX

selco BUILDERS WAREHOUSE

CINCH SELF STORAGE

TeamSport #1 in UK Indoor Karting

Janson Beauty



21,906 - 50,732 SQ FT PRIME URBAN LOGISTICS UNITS



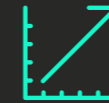
2 - 5 ROLLER SHUTTER LOADING DOORS



5.25M EAVES HEIGHT



UNRESTRICTED 24 HOUR USE



17 - 29M YARD DEPTH



EPC TARGET B



GENEROUS CAR PARKING



INTEGRAL OFFICE ACCOMMODATION



SECURE YARD



3 PHASE POWER



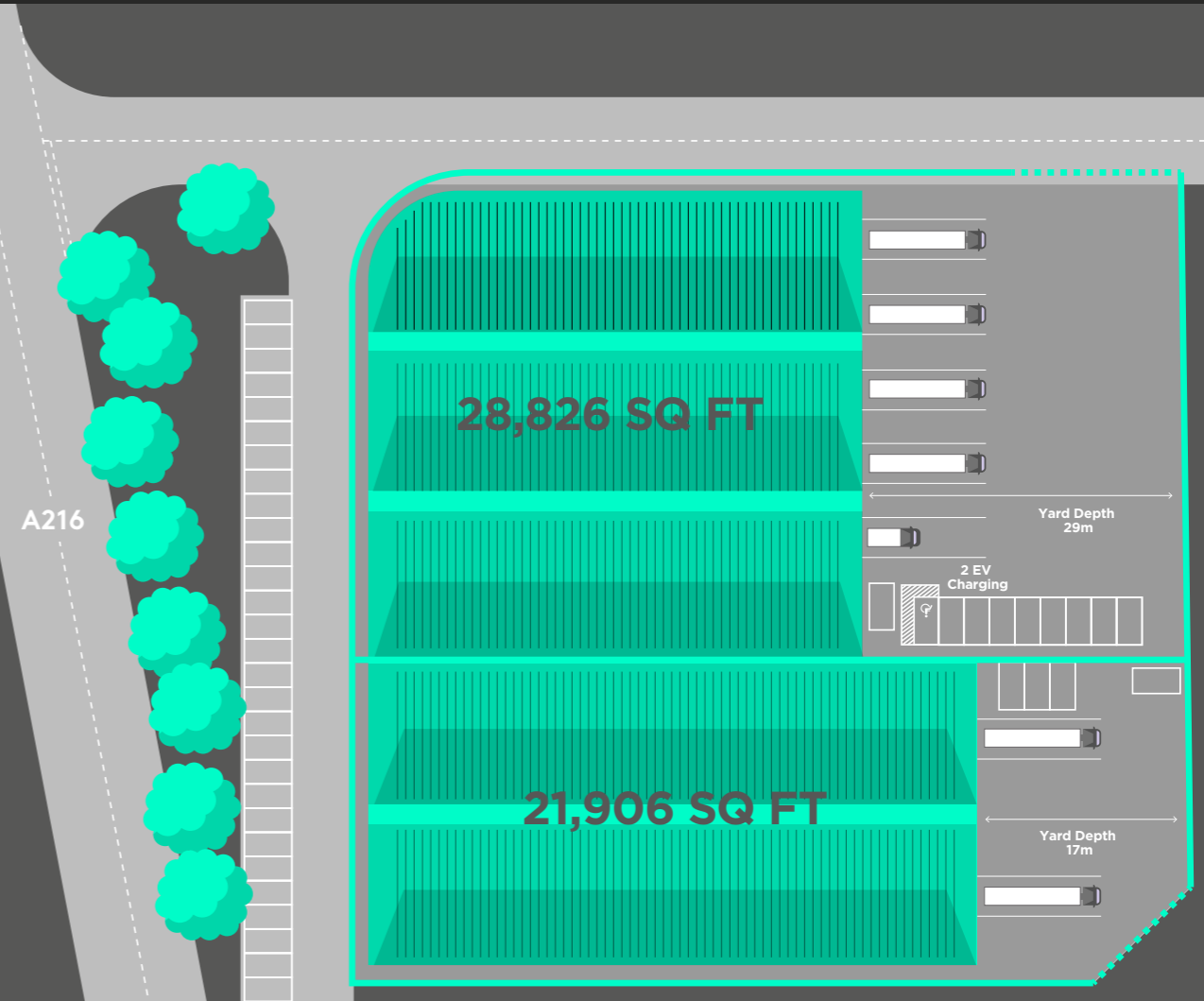
DESCRIPTION

The properties are prominently located at the front of the estate and are of portal frame construction benefitting from an eaves height of 5.25m rising to 5.9m to the ridge. Unit 21 has 2 roller shutter doors and unit 20, 5 roller shutter doors.

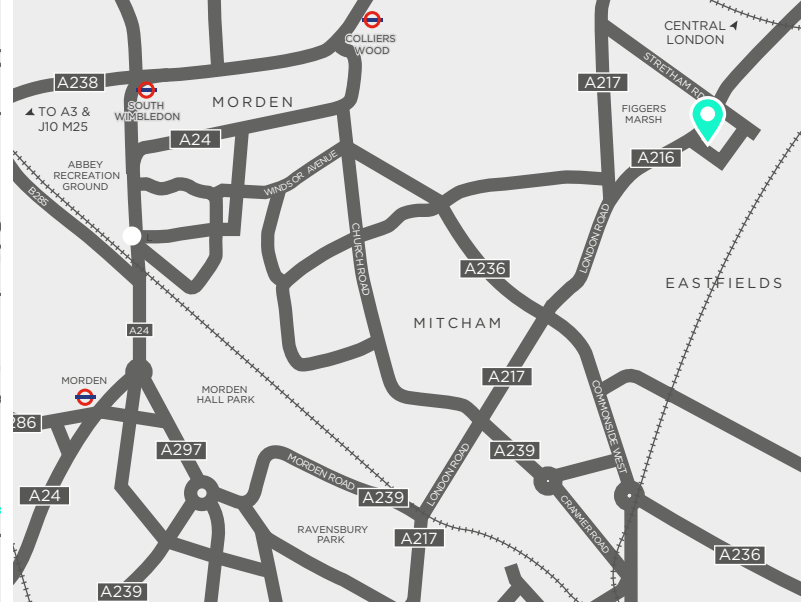
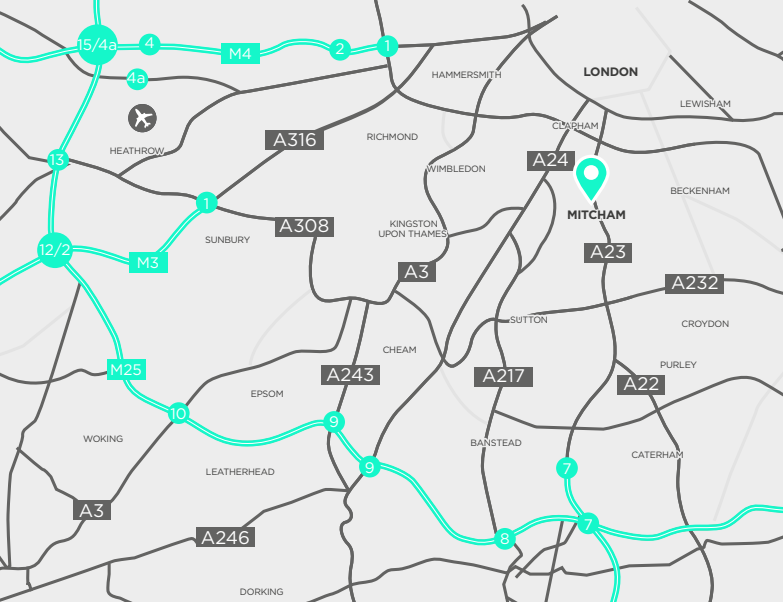
ACCOMMODATION

UNIT 20*	SQ FT	SQ M
WAREHOUSE	23,767	2,208
FF OFFICES	5,059	470
TOTAL GEA	28,826	2,678
UNIT 21*	SQ FT	SQ M
WAREHOUSE	19,669	1,827
FF OFFICES	2,237	208
TOTAL GEA	21,906	2,035

*Units can be let individually or combined







LOCATION

The properties are located on the Mitcham Industrial Estate, on Streatham Road in Mitcham. Mitcham is located 6 miles south of Central London and 4 miles north-west of Croydon in the London Borough of Merton. The site benefits from excellent transport links with two of south London's principal trunk roads, the A23 and A24, within close proximity providing direct access to central London and the national motorway network via junction 7 of the M25 motorway approximately 11.5 miles to the south.

ROAD	MILES	MINS
A205	3.9	12
A3	4.5	14
Central London	7.8	22
M25 J8	12.6	24
M3 J1	14.3	35
M4 J3	16.0	35

EPC
Target B.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new full repairing and insuring leases on terms to be agreed.

RAIL	MILES	MINS
Mitcham Junction	1.9	6
London Victoria	7.2	22
London Bridge	7.8	28

PORTS	MILES	MINS
DP World	35.7	1hr 5
Dover Port	78.5	1 hr 40
Southampton Docks	79.4	1hr 40

AIRPORTS	MILES	MINS
Gatwick	20.6	30
Heathrow	18.4	35



*Source: Google Maps, Smappen

For further information or to arrange an inspection please contact the agents:



Robert Bradley-Smith
robert.bradley-smith@altusgroup.com
07469 854 799

Harvey Arrowsmith
harvey.arrowsmith@altusgroup.com
07525 210 656



Gerry Connolly
gc@cogentre.co.uk
07557 114 583

Will Norman
wn@cogentre.co.uk
07796 774 436



Alex Gale
agale@shw.co.uk
07768 500 304

Charlie Mckechnie
cmckechnie@shw.co.uk
07961 809 344

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