

TO LET

Unit 33 Wates Way
Willow Lane Industrial Estate
Mitcham
Surrey CR4 4HR

5,503 sq. ft.
(511.25 sq. m.)



LOCATION

The property is located on Wates Way with vehicular access via Ellis Road. Wates Way is the largest industrial estate in the London Borough of Merton.

Mitcham Junction train station is approximately 12 - 15 minutes' walk away, allowing regular, direct connections to Central London (Victoria from 22 mins, London Bridge in 35 mins and St Pancras in 37 mins). Tram services are also available to Wimbledon (10 mins) and Croydon (15 mins).

DESCRIPTION

A mid terrace industrial unit of brick construction under a concrete portal framed roof. The unit comprises traditional warehouse space with good eaves height and ancillary offices to the first floor.

Height to eaves haunch: 5.6 metres.
Height to eaves apex: 6.1 metres.

Strictly by appointment via Letting Agents:

Andrew Scott Robertson

Contacts: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

SHW Tel: 0208 662 2700

TENURE

A full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

Approximate Gross Internal Areas

Ground Floor: 4,730 sq. ft. (439.43 sq. m)

First Floor Offices: 773 sq. ft. (71.81 sq. m)

Total: 5,503 sq. ft. (511.25 sq. m)

AMENITIES

- Ground floor warehouse
- First floor Open Plan offices
- Roller shutter loading door
- Three phase electricity supply
- WC's & Kitchenette
- Demised yard
- Off street parking on site and in adjoining surface car park
- Excellent transport links

EPC

An EPC has been commissioned.

LEGAL COSTS

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

PROJECTED OCCUPATION

July 2024 following Refurbishment

VAT

The unit is elected for VAT which is to be charged in addition.

RATES

2023 List Rateable Value: £57,000

Estimated rates payable 2023/24 - £29,184 per annum.

Source: VOA

Interested Parties should make their own enquiries at LB Merton.

Warehouse TO LET

Unit 33 Wates Way
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Mitcham
Surrey CR4 4HR

Rent: £90,000 per annum exclusive.

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

LOCATION PLAN



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Internal images of Unit 35 Wates Way – Refurbished and Let in 2023



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