

Unit 4 Falcon Business Centre, 14 Wandle Way, Mitcham, CR4 4FG



Available to Let - Modern Industrial / Warehouse Unit

INDUSTRIAL

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Location

The premises are located on the corner of Willow Lane and Wandle Way, on the popular Willow Lane Industrial Estate, approximately one mile south of Mitcham town centre.

Mitcham Junction station is close to the Estate and provides Main line rail services to London Victoria. Tramlink services are also available to Wimbledon (approx 10 minutes) and Croydon (approx 15 minutes).

Description

The modern Industrial/Warehouse unit is of portal steel frame construction with clad sheet elevations and a profile sheet roof. Access to the main warehouse is via an electric roller shutter door (4m height) and benefits from 8.3m eaves height. Ancillary office accommodation is currently provided at first floor level and is accessed via the main warehouse. The property also benefits from 2 forecourt parking spaces.

Amenities

- Excellent eaves height of 8.3m
- Single electric roller shutter door (4m height)
- Ancillary office accommodation at 1st floor level
- Good natural light throughout
- WC's & welfare facilities
- 2 Parking spaces on site
- Securely self contained estate
- Allocated loading area

Accommodation (GIA)

Description	sq ft	sq m
Unit 4	2,464	228.9
Total	2,464	228.9

Connectivity

Mitcham Junction Station	0.5 Miles
Morden Underground Station	1.5 Miles
St Helier Station	1.8 Miles
Morden South Station	2.0 Miles
South Wimbledon Underground Station	2.0 Miles



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Location Plans

Not to scale, indicative only



Terms

The property is available by way of a new FRI lease for a term to be agreed.

Business Rates

Property is currently assessed as warehouse and internal storage with a rateable value of £19,500. Interested parties are advised to contact the London Borough of Merton regarding exact rates payable.

EPC

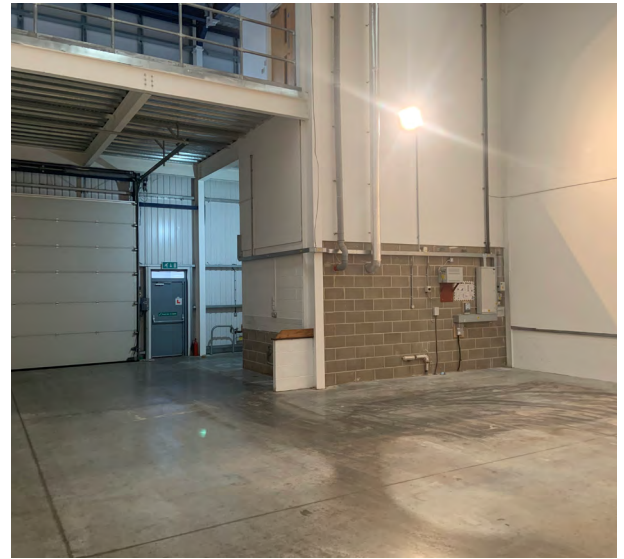
A copy of the EPC is available upon request.

Quoting Rent

£67,850 per annum

Internal Photo

Indicative only.



Further Information

Viewing is strictly through sole agents Levy Real Estate:

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Joint Agents

Altus Group - Joint Agents

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