

# Unit 4

Menin Works Industrial Estate, Mitcham  
CR4 3HG

UNIT TYPE Warehouse  
TOTAL AREA 2,819 Sq Ft / 262 Sq M  
RENT £3,876.00 PCM + VAT

Newly refurbished first floor unit located in Mitcham.



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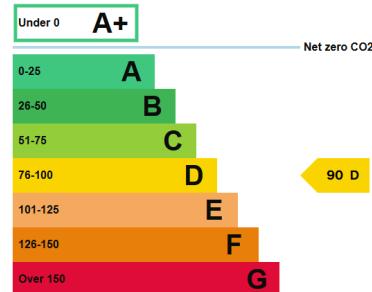
**RENT** £3,876.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Parking
- Roller Shutter
- WC

## EPC RATING



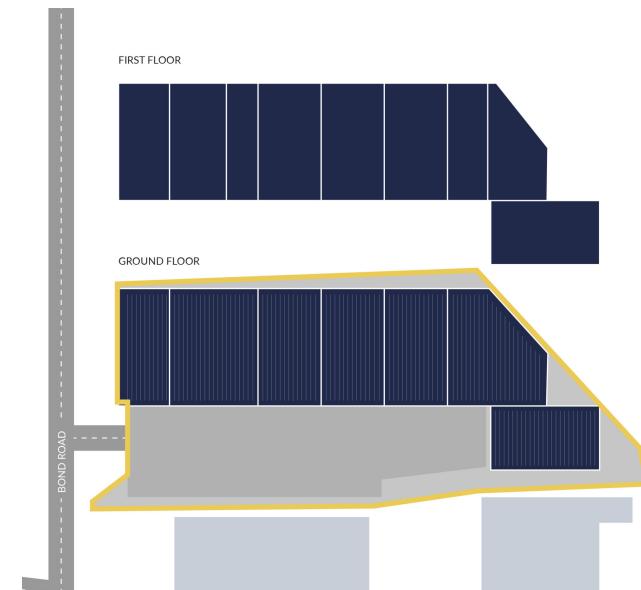
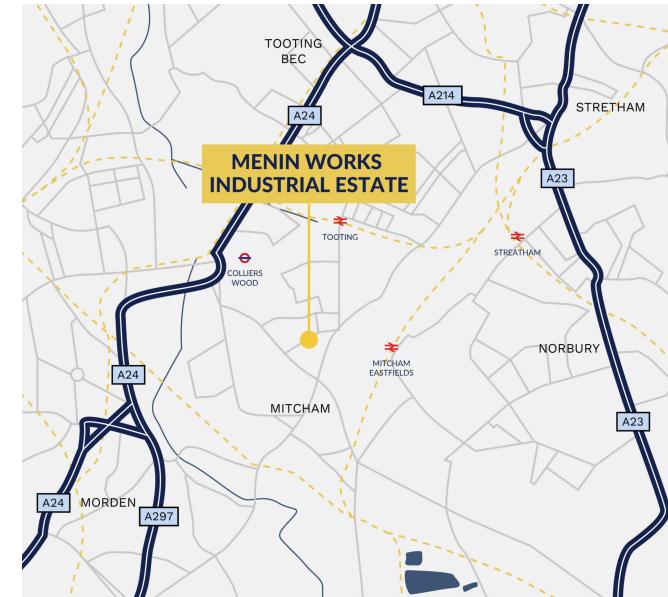
## DESCRIPTION

Unit 4 Menin Works Industrial Estate is a 2,819 sq.ft ground floor unit and has just undergone a comprehensive refurbishment.

\*Business Rates contribution available to new tenants completing a lease before 23 December 2025. T&Cs apply and are available on request.

## LOCATION

Conveniently located on Bond Road in Mitcham, the estate is easily accessed from major routes into Central London. The property is located in the heart of the main commercial and residential area in Mitcham. Colliers Wood Underground Station is located approximately 1 mile to the North and the site is half a mile away from Mitcham Eastfields Railway Station. The site boasts several restaurants and cafes close by.



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