

# Unit 18

Wates Way Industrial Estate, Mitcham

CR4 4HR

UNIT TYPE Warehouse  
TOTAL AREA 4,896 Sq Ft / 455 Sq M

RENT £6,667.00 PCM + VAT

Rarely available large light industrial unit in Mitcham, four miles north of Croydon



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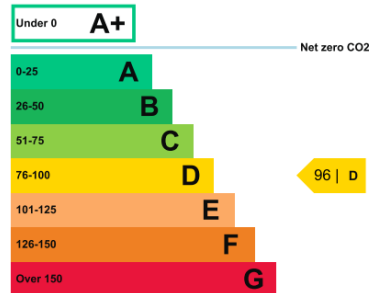
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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Parking
- Roller Shutter
- Roof Lights
- WC

## EPC RATING



## DESCRIPTION

Unit 18 comprises 3,333 sq.ft of ground floor warehouse space with roller shutter and pedestrian access, and 1,563 sq.ft of first floor office space including WC and kitchenette facilities.

Wates Way is a multi-let industrial estate which consists of 18 units arranged in four terraces. The site is approximately 131,875 sq ft and the units range from 4,896 sq ft to 19,255 sq ft.

## LOCATION

Wates Way is located in Mitcham, approximately 9 miles south of Central London and 4 miles north of Croydon. This site benefits from excellent road, rail and tram connections. Mitcham Junction Station and Morden Underground Station are both close by.

