

# Unit 42

Wates Way Industrial Estate, Mitcham

CR4 4HR

UNIT TYPE Warehouse  
TOTAL AREA 6,747 Sq Ft / 627 Sq M

RENT £7,590.00 PCM + VAT

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



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**RENT** £7,590.00 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
- Kitchenette
- Office Space
- Parking
- Roller Shutter
- Roof Lights

## EPC RATING



## DESCRIPTION

Unit 42 comprises 5,194 sq.ft of ground floor warehouse space with roller shutter and pedestrian access, and 1,553 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.

