

# Unit A5

Connaught Business Centre, Mitcham  
CR4 4NA

UNIT TYPE Warehouse  
TOTAL AREA 1,251 Sq Ft / 116 Sq M  
RENT £2,294.00 PCM + VAT



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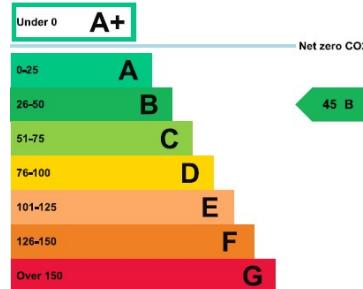
**RENT** £2,294.00 PCM + VAT

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

## UNIT FEATURES & AMENITIES

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

## EPC RATING



## DESCRIPTION

Unit A5 is a newly refurbished light industrial unit in Mitcham.

Connaught Business Centre comprises a multi-let industrial estate of nine units arranged over two single storey terraces. The units benefit from roller shutter door access to the front elevations and minimum eaves height of 3.6m rising to 4.4m at apex. The units are arranged either side of a yard providing circulation space and parking. The site benefits from gated access off of Willow Lane.

## LOCATION

The property is situated in the heart of a designated industrial area at the junction of Willow Lane and Wandle Way. Mitcham Junction Station provides rail and tram links and is 0.5 mile to the north-east of the property.



**Jamie Mayland**

+44 (0)20 7016 1520

jmayland@capitalindustrial.co.uk

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