

Hooper

NAYLOR FRIEND

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FREEHOLD WAREHOUSE, OFFICE FORECOURTS AND YARDS FOR SALE - £1,250,000

LOCATED IN AN ESTABLISHED INDUSTRIAL/COMMERCIAL LOCATION

12 WANDLE WAY, MITCHAM, SURREY

LOCATION

The property is situated fronting Wandle Way in an established industrial/commercial location on the Willow Lane Industrial Estate. The estate provides extensive office, industrial and commercial space including some recently built accommodation and is a popular commercial address. The property is within walking distance of Mitcham Junction with Tramlink access to Wimbledon and Croydon and there are numerous bus routes and other transport facilities in the near vicinity. Vehicular access is good providing easy access both to Croydon but also southwards via the A217 towards the M25.



DESCRIPTION

The property comprises a good sized warehouse/office building mainly ground floor but with first floor offices and an additional mezzanine. The property has forecourts to the front and yards to either end providing off street parking and decent loading. There are two roller shutter doors allowing the property to be sub-divided if required. The offices have two staircases from either end of the building and provide a series of cellular offices, all with natural light. The main warehouses have excellent eaves heights with clear span uninterrupted space in all areas other than where the mezzanine floor is installed. The mezzanine provides additional first floor storage but may well be removed by a purchaser.

ACCOMMODATION

Main Warehouses	1393.50m²	15,000 ft² (approx)
Offices	185.80m²	2,000 ft² (approx)
Various Ancillary Rooms and First Floor Mezzanine Additional Storage		

Externally:

Yard Areas to either end of the Building

Large Forecourt to the front currently grassed over

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.



Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.



TENURE

The property is offered freehold.

USE/PLANNING

We understand the property currently falls within Class B8 (Warehousing) of the current Town and Country (Use Classes) Order and would suit a variety of businesses. The property would also suit sub-division should it be let.

PRICE

A price of **£1,250,000 (one million two hundred and fifty thousand pounds)** is sought for our client's freehold interest.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

No services or appliances have, and will not be tested.

SUBJECT TO CONTRACT

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