

Hooper

NAYLOR FRIEND

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WAREHOUSE, OFFICE, FORECOURTS AND YARDS TO LET

LOCATED IN AN ESTABLISHED COMMERCIAL LOCATION AND AVAILABLE UNDER A NEW LEASE AT A COMPETITIVE RENT

12 WANDLE WAY, MITCHAM, SURREY CR4 4NB

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 with easy access to Croydon but also to the motorway network via the A217.



DESCRIPTION

The property comprises a good sized warehouse/office building providing mainly ground floor warehousing but with first floor offices and an additional mezzanine storage area. The property has forecourts to the front and yards to either end providing off street parking and good loading. There are two roller shutter doors providing the potential for access and despatch or use of the property by two slightly different operations. The offices have two staircases, one from each end of the building and provides a series of cellular rooms, all with good natural light. Some of these office rooms interconnect. The main warehouse has excellent eaves heights with clear span uninterrupted space with the exception of those areas affected by the mezzanine floor. Whilst the mezzanine provides useful first floor space, an occupier may decide to remove this area to provide greater height.

ACCOMMODATION

Main Warehouse	1393.50m²	15,000 ft² (approx)
Offices	185.80m²	2,000 ft² (approx)
Ancillary Mezzanine Floors		

Externally:

Yards to Either End of the Building

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 by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

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. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£70,000 (seventy thousand pounds)** per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

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