

Hooper

NAYLOR FRIEND

**6,000 FT² (APPROX) LIGHT
INDUSTRIAL/WAREHOUSE UNIT
TO LET**

LOCATED DIRECTLY FRONTING WILLOW LANE IN THE POPULAR WILLOW LANE INDUSTRIAL ESTATE IN MITCHAM AND AVAILABLE UNDER A NEW LEASE

**UNIT 1, 24 WILLOW LANE, MITCHAM,
SURREY CR4 4NA**

LOCATION

The property is situated set back from Willow Lane behind railings and forming part of a well established light industrial/distribution estate in the centre of the popular Willow Lane industrial area. The surrounding area is commercial in nature housing innumerable businesses of a variety of sizes and providing good vehicular access as well as available public transport. Willow Lane is located off Goat Road and the estate has good vehicular links to the motorway network and also towards London via the A217 and other major link roads.



DESCRIPTION

The property comprises an end terrace light industrial/warehouse unit forming part of a small business estate. The unit has a larger than average dedicated yard both to the front and side of the unit and this provides the capacity for parking for several vehicles. The property is of traditional construction with a steel framed roof providing height to the apex of some 19'. Access is via an electric roller shutter some 12'9 wide and over 17' high. Internally the property has a good screeded floor, very good natural light via roof lights in a recently replaced insulated roof, male and female internal WCs and a mezzanine staff room and a number of partitioned offices at ground, first and second floor. There are gas blow heaters (not tested) and the property provides good clear workspace either for storage or for manufacture. The building has both a burglar and fire alarm installed. Externally there are front and side yard areas providing parking and loading and these are not crossed by other occupiers on the estate thus making them dedicated to the subject property.



ACCOMMODATION

Main Floor Plate	543.46m	5,850 ft² approx (gross internal incorporating ground floor offices, toilets, stores etc)
First Floor Mezzanine Staff Room	18.58m²	200 ft² (approx)
First Floor Office	18.58m²	200 ft² (approx)
Small First Floor Store		
Second Floor	9.29m²	100 ft² (approx)
WC & Wash Hand Basin		
<u>Externally:</u>		
Front Yard/Loading/Parking Area	199.73m²	2,150 ft² (approx)
Side yard	130.06m²	1,400 ft² (approx)

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.

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.

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 B1 (Light Industrial/Warehouse) of the current Town and Country (Use Classes) Order and would suit a variety of uses. It should be noted that the property has most recently been used for motor trade purposes and this is not a use the landlords will consider again. 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 **£45,000 (forty five 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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