

# Unit 3 Falcon Business Centre, 14 Wandle Way, Mitcham, CR4 4FG

Available to Let - Modern Industrial / Warehouse Unit



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## Location

The premises are located on the corner of Willow Lane and Wandle Way, on the popular Willow Lane Industrial Estate, approximately one mile south of Mitcham town centre.

Mitcham Junction station is close to the Estate and provides Main line rail services to London Victoria. Tramlink services are also available to Wimbledon (approx 10 minutes) and Croydon (approx 15 minutes).

## Description

The modern Industrial/Warehouse unit is of portal steel frame construction with clad sheet elevations and a profile sheet roof. Access to the main warehouse is via an electric roller shutter door (4m height) and benefits from 8.3m eaves height. Ancillary office accommodation is currently provided at first floor level and is accessed via the main warehouse. The property also benefits from 2 forecourt parking spaces.

## Connectivity

Mitcham Junction Station	0.5 Miles
Morden Underground Station	1.5 Miles
St Helier Station	1.8 Miles
Morden South Station	2.0 Miles
South Wimbledon Underground Station	2.0 Miles

## Amenities

- Electric roller shutter door (4m height)
- Staff facilities
- Excellent eaves height 8.3m
- Parking
- Security Gates to Estate

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## Location Plans

Not to scale, indicative only



## Accommodation (GIA)

Description	sq ft	sq m
Unit 3	2,467	229.19
<b>Total</b>	<b>2,467</b>	<b>229.19</b>

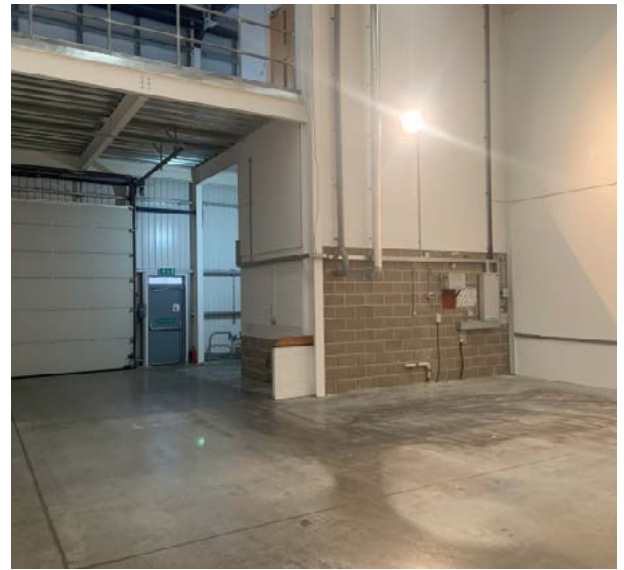
## Terms

The property is available by way of a new FRI lease for a term to be agreed.

## Business Rates

Property is currently assessed as warehouse and internal storage with a rateable value of £19,500. Interested parties are advised to contact the London Borough of Merton regarding exact rates payable.

## Internal Photo



## EPC

A copy of the EPC is available upon request.

## Quoting Rent

Upon Application

## Further Information

Viewing is strictly through sole agents Levy Real Estate:

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