



# MORTIMERS

COMMERCIAL & RESIDENTIAL  
PROPERTY CONSULTANTS

## INDUSTRIAL / WAREHOUSE PREMISES TO LET/MAY SELL WITH BENEFIT OF CONSENT FOR WASTE RECYCLING CENTRE & TRANSFER STATION

### Unit 2 Abbey Industrial Estate, Willow Lane, Mitcham, CR4 4NA

**Location:** The property is located on the Willow Lane industrial estate. It is within close proximity to Mitcham Junction train station and tramlink.

**Description:** The premises provide ground floor warehouse with yard. It has an eaves height of approximately 6m (20 ft). There is a raised portacabin to the side of the warehouse providing office and stores with WC & kitchenette facilities.

**Accommodation:**

Warehouse:	626 m <sup>2</sup>	(6739 sq ft)
Office:	68.4 m <sup>2</sup>	(736 sq ft)
Yard:	201.76 m <sup>2</sup>	(2172 sq ft)

**Planning:** We understand the property benefits from an agreed planning consent for a waste recycling centre and transfer station subject to s.106 payment.

**Lease Terms:** A new Lease is available for a term to be agreed.

**Rent:** £45,000 pax

**Price:** Details on application.

**VAT:** To be confirmed.

**Business Rates:**

Rateable value	£ 29,750
Rates Payable	£ 13,209

Interested parties should make their own enquiries to the London Borough of Merton, Rates Department.

**Legal Costs:** Each party to be responsible for their own legal costs.

**Viewing:** By appointment only through sole agents Mortimers  
Tel: 020 7198 8363

