

TO LET  
BODY SHOP WITH OVEN



Unit 6, 10 Wandle Way, Willow Lane  
Ind Estate, Mitcham CR4 4NB

*(Rent £50,000 per annum (rates included))*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273  
[www.csj.eu.com](http://www.csj.eu.com)  
[info@csj.eu.com](mailto:info@csj.eu.com)



## Location

Situated on the Abbey Industrial Estate approximately 1 mile south of Mitcham.

Willow Lane benefits from convenient access to Carshalton Road (A237) providing good links southwards to Croydon and northward towards Central London.

The Mitcham Junction rail and Tramlink station less than a quarter of a mile away providing regular services to London Victoria in journey time of 18 minutes.

## Description

2, 300 sq ft Industrial unit available on a new lease with terms to be agreed by negotiation

The property is currently occupied by a car repair / body shop business and has the benefit of 3 phase electricity, secure 1,750 sq ft hard standing parking area, paint mixing rooms, paint oven, reception area, w/c

## Terms

New lease available - Outside 1954 L & T

Terms to be agreed by negotiation - Guide Rent £50,000 per annum - Rates included

## VAT

The property is elected for VAT

## Viewing

Contact sole agents

Christopher St James 020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273  
www.csj.eu.com  
info@csj.eu.com